

## INCOMING EMAIL

From: Ruth Mitchell  
To: Sarah Smith  
CC: Victoria Barrett  
Date: 21/04/2021 15:41:21  
Subject: FW: Burston Garden Centre, St Albans

## Attachments:

- (1) image004.png(1 B)
- (2) image003.png(1 B)
- (3) 210401 JCH01200 Rebuttal to HE rep ii.pdf(147 B)

Dear Sarah & Victoria,

I would like to quickly address the enforcement section in the email below.

I would like to emphasise that, in my professional opinion, in no way has the unauthorised works at Burston Manor eroded its significance so that it should be considered for downgrading from a grade II\* listed building, nor has it affected in any manor how the setting of the listed building contributes to its significance. There is no evidence that the owners have '*stripped out many original features*' as stated below.

I would like to confirm this to Lynette that this is the case if you agree that it is appropriate in this instance?

If Lynette is going to attend site I think it may be beneficial for someone from the council should also attend to ensure

Kind regards,

**Ruth Mitchell**  
Design and Conservation Officer  
Spatial Planning and Design

**St Albans City and District Council**

Council general home page: [www.stalbans.gov.uk](http://www.stalbans.gov.uk)  
Council contact details and address: [www.stalbans.gov.uk/contact-us](http://www.stalbans.gov.uk/contact-us)

NB: the advice above is an officer's informal opinion and does not bind or affect any future decision(s) of the Council. Further, the information in this e-mail and any attachments is confidential and may be subject to legal professional privilege

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**From:** Jonathan Smith (Gloucester) [mailto:J.Smith@rpsgroup.com]  
**Sent:** 21 April 2021 15:26  
**To:** lynette.fawkes@historicengland.org.uk  
**Cc:** Ruth Mitchell <Ruth.Mitchell@stalbans.gov.uk>; Sarah Smith <Sarah.Smith@stalbans.gov.uk>; stephen.rickard@castleoak.co.uk; David Phillips <davidphillips@dpvconsult.co.uk>  
**Subject:** RE: Burston Garden Centre, St Albans

Dear Lynette,

Re – Burston Garden Centre 5/2020/3022 – Your ref. P01362250

Further to my e-mail last week, I wonder if you have been able to give consideration to our invitation for a

site visit? For your information I attach the rebuttal made to the LPA in response to your consultation response.

I look forward to hearing from you in due course.

Regards,

Jonathan

**Jonathan Smith**

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**From:** Jonathan Smith (Gloucester)

**Sent:** 14 April 2021 17:52

**To:** [lynette.fawkes@historicengland.org.uk](mailto:lynette.fawkes@historicengland.org.uk)

**Cc:** [stephen.rickard@castleoak.co.uk](mailto:stephen.rickard@castleoak.co.uk); David Phillips <[davidphillips@dpvconsult.co.uk](mailto:davidphillips@dpvconsult.co.uk)>

**Subject:** Burston Garden Centre, St Albans

Dear Lynette,

Re – Burston Garden Centre 5/2020/3022 – Your ref. P01362250

I write to you as the heritage consultant acting for the applicant, Castle Oak Developments, in reference to your consultation response of the 2<sup>nd</sup> March 2021.

I must admit a degree of surprise at a response, in that this is the first substantive comment from Historic England regarding the site and that the current application is the least impactful of numerous schemes previously brought forward by Castleoak, including in an extensive pre-planning process.

Now that Covid-19 provisions are being somewhat relaxed I think that it would offer an ideal opportunity to meet on site. You would be able to see the condition of the site as is currently the case (numerous industrial sheds close to the grounds of the heritage asset) and the degree of legibility of the asset's significance from the site (somewhat restricted). Do let me know when you might be available and I can arrange a suitably Covid-distanced meeting on site to talk through the case.

I also wondered if you were aware of the enforcement case that the LPA are currently prosecuting in relation to the heritage asset? I understand that the previous owner had stripped out many original features; I am not clear on how this has affected the asset's significance.

Many thanks for your time. I look forward to hearing from you.

Regards,

Jonathan

**Jonathan Smith**

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