

DELEGATED FILE NOTE

CASE OFFICER: ...Mark Simmons.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
26/01269/LBC	Internal and external alterations to curtilage-listed outbuilding (toilet block).	28 Hodwell Ashwell Baldock Hertfordshire SG7 5QQ

Submitted Plan Nos

Plan A Plan B Plan D Plan E Plan F Plan G Plan H Location Plan

1.0 Policies

HE1	Designated heritage assets
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2.0 Site History

- 2.1 The site history is extensive, and the following does not include TCA applications or GENS.

23/00828/LDCLB - Re-thatch original part of dwelling by top-coating in combed wheat reed like-for-like. Repair reed roof to later addition and renew straight cut ridge throughout.

GTD 30.05.2023

24/01072/FPH - Partially replace existing picket boundary fence and associated gates and erect side fence and gate.

CP 12.07.2024

24/01073/LBC - Partially replace existing picket boundary fence and associated gates and erect side fence and gate.

Not required 11.07.2024

12/02089/1HH - Replacement greenhouse

CP 21.11.2012

85/00277/1LB - Demolition of outbuildings, internal alterations, and erection of two and single storey extensions.

CON 30.04.1985

85/00276/1 - Erection of two single storey extensions and formation of access following demolition of existing outbuildings.

CP 30.04.1985

04/01889/1LB - Replace existing first floor single light window in s.w. elevation with a two-light window; new door canopy, first floor window and roof light over garage to n.w. elevation. Minor internal alterations including first floor partition and door and new stairs and doorway to rooms over garage

CON 10.01.2005

96/00606/1HH - Conversion of garage roof space to provide bedroom, dressing / shower room.

CP 10.07.1996

96/00607/1LB - Conversion of garage roof space to provide bedroom, dressing / shower room. Insertion of two rooflights

CON 10.07.1996

3.0 Policies

3.1 Policy HE1 of the North Hertfordshire Local Plan 2011 – 2031 is relevant as are the following paragraphs of Section 16 of the National Planning Policy Framework (Dec 2024):

- 135 c) (*sympathetic to local character and history, including the surrounding built environment*),
- 207 (*local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting*)
- 210 (*desirability of new development making a positive contribution to local character and distinctiveness*),
- 212 (*great weight should be given to the asset's conservation*),
- 213 (*clear and convincing justification*), and
- 215 (*harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use*).

4.0 **Representations**

4.1 **Ashwell Parish Council** – Resolved to accept.

Natural, Historic and Built Environment Advisory Team – No comment to make.

Press & site notices – No comments received.

5.0 **Planning Considerations**

5.1 **Site and Surroundings**

5.1.1 The Green, no.28 Hodwell is grade II listed and located within the Ashwell Conservation Area. The building and the area are designated heritage assets for the purpose of applying the aims of the NPPF. The list entry is provided at the following link.

<https://historicengland.org.uk/listing/the-list/list-entry/1347314?section=official-list-entry>

5.2 **Proposal**

5.2.1 The application is described as: ***Internal and external alterations to curtilage-listed outbuilding (toilet block).***

5.3 **Key Issues**

5.3.1 The key issues are to assess the impact of the proposal on i) the curtilage-listed outbuilding, ii) the setting of no.28 Hodwell and iii) upon the character and appearance of the Ashwell Conservation Area.

5.3.2 With reference to Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990, the following should be noted: "In considering whether to grant listed building consent for any works the local planning authority or the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special interest or historic interest which it possesses".

5.3.3 Within a Conservation Area, the Council has a duty to pay special attention to the desirability of preserving or enhancing the character or appearance of that area, in accordance with Section 72 of the Listed Building and Conservation Areas Act (1990).

Furthermore, Section 16 of the National Planning Policy Framework (NPPF) sets out guidance relating to sustaining and enhancing heritage assets.

5.3.4 The submitted Design, Access and Heritage Statement include the following:

5. *In 2026, the owners of 26 Hodwell, who have been using WC1 under a licence agreement with the owners of 28 Hodwell, expressed a wish to build an extension on their land adjacent to the toilet block. The proposed extension would prevent access to WC1 via 26 Hodwell. There is no existing alternative access.*
6. *The owners of 28 Hodwell therefore propose:*
 - i. *to create a new doorway in the internal wall between WC1 and WC2 to provide access to WC1 from 28 Hodwell independently of 26 Hodwell;*
 - ii. *to block up the existing doorway door using bricks to match the existing and re-using, where possible, bricks from the new doorway opening;*
 - iii. *if possible, to re-use the existing door in WC1 to form the new internal door;*
 - iv. *to remove the toilet in WC2;*
 - v. *to install a small sink, adapting existing pipework to high level cistern in WC2 and adding pipework for the sink to drain into existing foul water pipework for WC2;*
 - vi. *to install hanging racks for rakes, hoes etc., to use WC2 for storage.*
 - vii. *to carry out minor repairs to the roof, in particular the mortar between the roof tiles where it has come loose, replace one missing tile and to repaint those parts currently painted.*
7. *The aim of these changes is to provide independent access from 28 Hodwell, to enable the continued use of the toilet block for its original purpose as an outside WC.....*

5.4 **Alternative Options**

5.4.1 Nonapplicable.

5.5 **Pre-Commencement Conditions**

5.5.1 Nonapplicable.

5.6 **Conclusion**

5.6.1 It is considered that the internal and external alterations will not occasion harm to i) this curtilage-listed outbuilding (toilet block), ii) the setting to no.28 Hodwell or iii) the character or appearance of the Ashwell Conservation Area. The proposal will satisfy the provisions of Sections 16(2) and 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, the aims of Section 16 of the NPPF and the aims of Policy HE1 of the North Hertfordshire Local Plan 2011-2031.

6.0 **Recommendation**

6.1 I recommend that listed building consent be **GRANTED** subject to the following condition.

1. The work to which this consent relates shall be begun by not later than the expiration of the period of 3 years from the date of this notice.

Reason: To comply with the provisions of Section 18 of the Planning (Listed Buildings

and Conservation Areas) Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

Signed  Shaun Greaves Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 9 July 2026	