

DELEGATED FILE NOTE

CASE OFFICER: ...Harriet Sanders.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
24/01467/LBC	Erection of garage outbuilding, following demolition of existing service outbuilding (revised plans submitted 14/10/2024).	Hexton Manor Hexton Hitchin Hertfordshire SG5 3JH

Submitted Plan Nos

2024/32/306 2023-32-306 2024-32-301 2024-32-302 2024-32-303 2024-32-304 2024-32-305

1.0 Policies

SP1 Sustainable development in North Herts

HE1

Designated heritage assets

2.0 Recent Planning History

- 2.1 24/01466/FPH - Erection of garage outbuilding, following demolition of existing service outbuilding. Concurrent application.
- 2.2 24/00254/FPH - Demolition of existing front conservatory and rear colonnade. Alterations to fenestration and external render. CP 23/08/2024.
- 2.3 24/00255/LBC - Internal and external alterations following demolition of front conservatory and rear colonnade. Alterations to fenestration (as amplified by drawing nos. 2023/32/201; - 202 and -203 received on 24/06/2024 and as amended by drawing no. 2023/32/01 Rev D received on 21/08/2024 and Scope of Works (Rev F) also received on 21/08/2024). CCON 23/08/2024.

3.0 Representations

- 3.1 Site and press notices – no comments received.
- 3.2 Neighbour Notification – n/a.
- 3.3 Parish Council / Statutory Consultees:
- ☐ Hexton Parish Council – No comments received.
 - ☐ Archaeology – No objection with conditions.
 - ☐ NHC Conservation Officer – No objection with conditions.

4.0 Planning Considerations

4.1 Site and Surroundings

- 4.1.1 Hexton Manor is grade II listed located within grade II registered parkland and gardens and within the Hexton Conservation Area. The list entry for the house reads as:

“Country house. Early C18 incorporating part of early C17 farmhouse, enlarged and altered late C18, stuccoed and enlarged c.1820 for de Lautour family and Caroline Young de Lautour lived here up to her death in 1869, renovated and c.1820 singlestorey wings removed c.1900 for Mr. Torr, kitchens extended and SW tower added c.1902 for G.H. Hodgson, tower reduced to general height later C20. Red brick stuccoed. Stone dressings to tower. Hipped slate roofs concealed by parapets. A large 3-storeys and cellars house set in an extensive wooded park with lake, it forms a tall

rectangular block with service rooms at S, entrance by small pilastered porch near N end of irregular W front, and former entrance front on N. The latter is 3-windows wide with shallow projection to central bay, and wide triple sash windows to ground floor. Thin stucco pediments replaced segmental heads to ground floor openings c.1900. Sash windows generally, 3 to each floor, with 6/6 panes, to right of entrance on W front, with heavy rustication to water tower at SW corner. The interior has a top-lit central rectangular 2-storeys hall with pendentives, oval lantern, and arcaded 1st floor, elaborate early C18 mutuled cornice in NW room, and carved white marble early C19 fireplaces. 6-panelled moulded doors. Good photographic record of C19/C20 changes kept at house. (inf the owners).”

4.2 Proposal

4.2.1 Listed Building Consent is sought for:

“Erection of garage outbuilding, following demolition of existing service outbuilding.”

4.2.2 Revised plans were submitted on 15/10/2024 addressing comments raised by the conservation officer and reducing the overall size of the proposed garage. Reconsultation was not necessary as the revisions reduced the size of the proposal and enhanced the design and no objections have been received. The existing service building will be demolished and the proposed new outbuilding erected to be used as a garage by the occupants of the Manor.

4.3.3 The grounds levels will be adjusted to accommodate the garage. The existing area up to the line of the front elevation of the existing service building will be maintained at current ground level. A substantial planter will border the side elevation of the proposed garage which will sit at a higher level than the Manor house. The proposed garage will adjoin the existing wall linking it to the Manor. It is proposed to gravel the area from the drive to the proposed garage.

4.3.4 Landscaping works are proposed to enhance the setting of the new outbuilding. One tree at the side of the service building will be removed as part of the proposal. The mature tree on the east side will be retained. Additional planting of cherry, beech and yew trees to rear of proposed garage and to the front/side are proposed.

4.3.5 Materials are proposed to match the listed manor building with an off white ‘linen’ shade of painted render, approved in the recent consent for works to the Manor detailed in the planning history above. Matching slate tiles for the roof and white painted timber garage doors are also proposed.

4.3 Key Issues

4.3.1 The key issues for consideration are the impact that the proposed development would have on the special character, setting and significance of the Listed Building, and whether the proposal would preserve or enhance the character and appearance of the Hexton Conservation Area.

4.3.2 Comments were received from the Conservation Officer. These comments advised that the proposal is considered acceptable and would be unobjectionable. The conclusion of these comments was a No Objection subject to conditions being implemented.

4.3.3 There have not therefore been any objections raised by the Council's Conservation Officer, which is given significant weight. The impacts of the proposal on the character and appearance of the building and its significance as a designated heritage asset are considered acceptable.

4.4 Conclusion

4.4.1 It is considered that the proposal will not occasion harm to the listed building's special character, and therefore satisfies the provisions of Section 16(2) 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.

4.5 Alternative Options

4.5.1 None applicable.

4.6 Pre-Commencement Conditions

4.6.1 N/a.

5.0 Recommendation

5.1. That Listed Building Consent be GRANTED subject to the following conditions:

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.

2. The development hereby permitted shall be carried out wholly in accordance with the details specified in the application and supporting approved documents and plans listed above.

Reason: To ensure the approved alterations are carried out in accordance with details which form the basis of this grant of listed building consent.

3. The roof of the garage building hereby approved shall be covered with Westmorland natural slates as stated in the application unless otherwise agreed and approved in writing by the Local Planning Authority.

Reason: To ensure that special regard is paid to the setting of Hexton Manor under Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Policy HE1 of the Local Plan.

4. The garage doors shall be manufactured in timber unless otherwise agreed and approved in writing by the Local Planning Authority.

Reason: To ensure that special regard is paid to the setting of Hexton Manor under Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Policy HE1 of the Local Plan.

5. Details of any rainwater goods shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of that part of the development hereby consented. Thereafter the rainwater goods shall be implemented in accordance with the approved details.

Reason: To ensure that special regard is paid to the setting of Hexton Manor under Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Policy HE1 of the Local Plan.

Proactive Statement:

Planning permission has been granted for this proposal. The Council acted proactively through positive engagement with the applicant during the determination process which led to improvements to the scheme. The Council has therefore acted proactively in line with the requirements of the Framework (paragraph 38) and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015.

Signed  Sam Dicocco Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 4 November 2024	