

North Hertfordshire District Council

Building Conservation comments

File Ref: 25/00430/FPH

Date: 24/04/2025

Planning Officer: VW

Address: Gannock Green Farmhouse, Gannock Green, Gannock Road, Sandon, Buntingford, Hertfordshire, SG9 0RH

Subject: Erection of detached two bay cart lodge.

1.0 Recommendation

- 1.1 I have attached great weight to this asset's conservation including the significance of its setting. Gannock Green Farm's significance is derived in part by its architectural/ historic interest, principally its date and method of construction. Following my site visit on 15 April, I am satisfied that the proposed two bay cart lodge will not harm the setting of Gannock Green Farmhouse or former agrarian buildings in the vicinity. The proposal satisfies the provisions of Section 66(1) of the Planning (LB & CA) Act 1990 and will accord with Section 16 of the Framework and Policy HE1 of the North Hertfordshire Local Plan 2011 – 2031 and is **UNOBJECTIONABLE**.

2.0 The Local Plan and NPPF (Dec 2024)

- 2.1 Policy HE1 of the North Hertfordshire Local Plan 2011 - 2031 is relevant as are the following paragraphs of the NPPF:
- **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*).

3.0 Context

- 3.1 Gannock Green Farmhouse is grade II listed and is situated on a rural road that runs between the A505 Royston to Baldock road, and the A10 at Buckland. The list entry reads as follows:

Large house. C16 origins. Remodelled early C18. Extended and altered C19. Red brick with some timber framing probable, all roughcast. Machine tiled hipped roof. Originally an L-shaped plan perhaps reflecting an earlier hall and cross wing, additions in angle of L to form a square block. 2 storeys and attics. 3 broadly spaced bays to front. Central entrance, 2/3 glazed and 1/3 panelled door, recessed with early C19 surround, pilastered jambs, dentils to shallow pediment all in a C20 gabled porch. High plinth, 2 plat bands. Ground floor: 2 tripartite glazing bar sashes in reveals, first floor central glazing bar sash, flanking tripartite sashes. Boxed eaves. Central gabled dormer. Left gable end C18 red brick stack. Plinth and plat bands continue on left end with 2 small

sashes. Roof hipped to right return, 2 broadly spaced bays. C19 gault brick ground floor canted bay windows with slate roofs. First floor flush frame tripartite sashes. On ridge to centre is a large C16 axial stack with 6 conjoined octagonal flues. Roof hipped to rear with ground floor French windows. To rear inside angle of L are C19 lower 2 storey gault brick and knapped flint additions, a hipped wing to rear and a gable end to left with kitchen entrance. Interior: early C18 staircase with alternate fluted column and vase balusters, fluted newel posts, moulded handrail.

4.0 The Proposal

4.1 Gannock Farmhouse currently has no covered parking areas. The submitted DAHS refers to the fact that a recent retrospective application for the neighbouring Bradfield Barn gained consent for a detached carport and detached shed on the other side of the Gannock Farmhouse northwest boundary (24/00300/FPH).

4.2 This application is seeking consent for a traditional, two bay open fronted cart lodge to be located effectively behind the car port and shed in the photograph below.



Recently approved detached carport and shed.

4.3 As stated in the DAHS *“The design of the cart lodge is traditional with a natural slate roof to match the surrounding barn roofs, black timber feather edge boarding and oak posts and braces to the front. The cart lodge would have a red brick plinth. The cart lodge is big enough for two parking spaces only. There is no proposed storage or additional floor space. Its design has been limited to the most efficient use of space for two cars. An indicative example is shown below”.*



4.4 In my opinion, there is sufficient space to the northwest of the farmhouse for the siting of this cart lodge without adversely impacting upon the setting of the farmhouse, thus will not harm its significance.

Mark Simmons
Senior Conservation Officer