

The Old Cottage,
West Lane, Great Offley,
Hitchin, Herts. SG5 3AJ

Reference : Listing NGR : TL1431926964
Heritage Justification Statement.

This is to confirm that we are the current owners of the property referenced above and this statement is to support our listed building consent application.

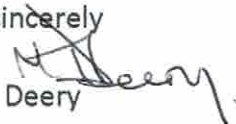
The application is to add a Top hung Heritage Conservation Window, size 55 x 98 cm, Part Number GCL CC04 2501H , to the north facing tiled roof. This will enable daylight and ventilation to allow us to install a small en-suite bathroom in bedroom 2 of the property. This space is currently occupied by a 'walk in' wardrobe and hot water cylinder. The window would be close to the soil pipe to allow plumbing of additional toilet, wash basin, and shower waste to be easily connected to the existing waste plumbing.

The window would follow the line of the roof and protrude a minimal amount above the roof line. Traditional materials are used in manufacture of the window to allow this to blend with the character of the building. The window does not overlook any other building and indeed is not overlooked by any other building in the vicinity. Adjacent property number 44 High Street is forbidden to have windows on the south facing side of their building.

The bedroom below has been modified with a hot water cylinder and walk in wardrobe. Replumbing and careful planning will ensure that no changes are made to the internal structure of the house and the character of this will be preserved.

In our opinion the addition of the window and en-suite will not detract from the character of the house and will provide additional comfort and facilities with minimal impact on the features of the house.

Yours sincerely


Martin Deery

ENCLOSED – Listing Text

Listing Text

OFFLEY WEST LANE

TL 1426 (North side)

Great Offley

13/133 No. 2/4/6

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GV II

House. C17 or earlier, altered to 3 estate cottages in C19, renovated in 1980s. Timber frame on brick sill, exposed only inside, white weatherboarded. Steep pitched roof formerly thatched but now of red tile. A 1 1/2-storeys building facing N with continuous rear outshut facing the lane. 2 large internal chimneys the tops rebuilt in 1980s with 2 diagonal square shafts. Gabled central front projection with glazed double doors. 2-lights, small-pane casement windows (renewed). Interior has stout timber frame exposed on line of old rear wall.

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