

DELEGATED FILE NOTE

CASE OFFICER: ...Thomas Howe.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
24/02016/LBC	Infill courtyard extension and conservatory to west elevation. Internal and external alterations (revision of previously approved Listed Building Consent 24/02016/LBC granted 17.07.2024)	Robin Hood And Little John Rabley Heath Road Codicote Welwyn Hertfordshire AL6 9UB

Submitted Plan Nos

1083 - PL01a 1083 - PL02a 1083 - PL03a 1083 - PL04a 1083 - PL05b 1083 - PL06b

1.0 Policies

2.0 **Site History**

- 2.1 24/01010/LBC - Infill courtyard extension and conservatory to west elevation. Internal and external alterations. – Conditional Consent
- 2.2 04/01818/1LB - Replace two light kitchen window in west elevation with timber door – Conditional Consent
- 2.3 94/00347/1 - Single storey rear link extension. – Conditional Permission
- 2.4 94/00404/1LB - Single storey rear link extension. New lounge door to rear elevation and internal alterations to provide new servery/counter. – Conditional Consent
- 2.5 92/01027/1 - Single storey rear extension to provide staff toilets – Conditional Permission
- 2.6 92/01028/1LB - Single storey rear extension – Conditional Consent
- 2.7 92/00273/1LB - Single storey side extension to provide toilet block. – Conditional Permission
- 2.8 92/00272/1 - Single storey and rear side extension to provide a toilet block. – Conditional Permission
- 2.9 77/00363/1 - Formation of extension to existing car park – Conditional Permission
- 2.10 24/01871/S73 - Variation of condition (revised plans) of planning permission 24/01009/FP granted 17.07.2024 for Infill courtyard extension and conservatory to west elevation. Alterations to fenestration. – Pending

3.0 **Representations**

3.1 **Conservation Officer – No Objection:**

Recommends condition.

3.2 Neighbours: N/A

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

- 4.1.1 The application site comprises the Grade II Listed, Robin Hood and Little John Pub, off Rabley Heath Road, Codicote. The list entry reads as follows:

“Public House. C17 timber frame. C18 and C20 red brick casing. Plain tile roof. 1 storey and attics. Lobby entrance plan, 1 bay each side of central stack and smaller single bays joining these each end. 3 glazing bar casements, 2 left of door with wooden lintels, right one segmental headed. C20 gabled Porch to C18 door arch. 2 large roughcast gabled dormers. Chamfer- stopped beams. Numerous rear extensions including C18 single storey outbuilding with slate roof.”

4.2 **Proposal**

- 4.2.1 Listed Building Consent is sought for an infill courtyard extension and conservatory to west elevation. Internal and external alterations.
- 4.2.2 Works as a variation of previous permission, by repositioning rooflights and by introducing glazing within the gable to the northern elevation.

4.3 **Key Issues**

- 4.3.1 The key issues for consideration are the impact the proposed alterations to fenestration would have on the character and appearance on the grade II listed building and the Conservation Area. It is considered that the proposed extensions and other alterations to the building, save for the repositioned and expanded fenestration are acceptable given the extant nature of the previous permission.
- 4.3.2 The Conservation officer advised no objection to the proposed development. It is considered that the proposed works would not significantly detract or impact on the listed building to merit an objection. Historic fabric and the setting of this Heritage Asset are not considered to be significantly harmed due to the modest scale of the alterations. The principle of the previous extensions was considered to be acceptable given the extant nature of the approved works and it is considered that the proposed extension works are still acceptable in heritage terms and in combination with the proposed amendments, do not harm the significance of this Grade II Listed Building.
- 4.3.3 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 The proposals are acceptable in listed building terms.

4.5 **Alternative Options**

- 4.5.1 None applicable.

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. Notwithstanding the lack of details on the plans, the proposed rooflights shall be a 'Conservation Rooflight' from 'The Rooflight Company' and the proposed windows to the gable end shall be a powder coated metal frame system in black and fixed to the steel frame with flashings to match the steels unless otherwise approved in writing by the Local Planning Authority.

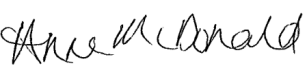
Reason: In the interest of preserving the character of this heritage asset, and to comply with the provisions of Policy HE1 of the Local Plan 2011-2031 and Section 16 of the National Planning Policy Framework.

3. The development shall be carried out in accordance with the Methods Statement agreed by 24/01698/DOC.

Reason: In the interest of preserving the significance of this Heritage Asset and to comply with Policy HE1 of the Local Plan 2011-2031.

4. The development shall be carried out in accordance with the materials agreed by 24/01783/DOC.

Reason: In the interest of preserving the significance of this Heritage Asset and to comply with Policy HE1 of the Local Plan 2011-2031.

Signed  Anne McDonald	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 10 December 2024	