

DELEGATED FILE NOTE

CASE OFFICER: ...Tricia Craggs.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
26/00181/LBC	Repairs to existing timber porch and internal alterations	Mill Cottage Purwell Lane Hitchin Hertfordshire SG4 0NF

Submitted Plan Nos

Location Plan MC-G-001-P02 MC-P-101-P02 MC-P-111-P02 MC-P-121-P02-

1.0 Policies

HE1	Designated heritage assets
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2.0 Site History

2.1 The most recent planning history and most relevant:

05/01639/LB - Alterations and extensions to existing single storey detached outbuilding to provide garages and storage space following demolition of part of existing building

3.0 Policies

3.1 Section 16: Conserving and enhancing the historic environment of the National Planning Policy Framework (July 2021). Relevant paragraph numbers at Section 16 are as follows: 197, 199, 200 and 202.

Policy HE1 of the North Hertfordshire Local Plan 2011-2031.

4.0 Representations

4.1 **Press & site notices** – No comments received.

5.0 Planning Considerations

5.1 **Site and Surroundings**

5.1.1 Mill Cottage is a Grade II listed former mill worker's dwelling dating from the C18 or earlier, with later alterations. Its significance derives from its vernacular form, historic external fabric, decorative timber details, and its group value as part of the Purwell Mill complex.

1. 5255 PURWELL Mill Cottage at Purwell Farm TL 22 NW 11/281 29.10.73. II GV

2. C18 or earlier altered C19. Whitewashed brick with some exposed timber framework to 1st floor, old tiled roof with ornamental bargeboard to side gable end similar bargeboard to gabled dormer, 1 storey end attics. Lattice casement windows with pointed arched lights, drip moulds to side elevation. Included for group value.

All listed buildings in Purwell form a group.

Listing NGR: TL2039229420

5.2 **Proposal**

5.2.1 The application is described as: **Repairs to existing timber porch and internal alterations.**

5.3 **Key Issues**

- 5.3.1 The main issue is to consider the impact of the works on the special character of the listed building.
- 5.3.2 The proposal to repair the existing timber porch through localised repair of decaying sections and further support is supported as the method of repair is sympathetic to the fabric of the building and will not see loss of historic fabric of significance.
- 5.3.3 The proposed re-grading of the gutters to facilitate an improved water discharge and avoid any damage to brickwork is also supported as this will improve the longevity of the brickwork and the porch.
- 5.3.4 The removal of the modern internal wall between the kitchen and corridor and associated works as detailed in the submitted structural report (see section 3) are supported as this is later intervention work and there is no loss of historic fabric.

Impact on the listed building

- 5.3.8 The proposed work to the porch is deemed necessary and will improve the longevity of the porch and serve as an improvement with no loss of historic fabric or harm to the significance of the listed building.
- 5.3.9 The removal of the modern internal walls will not see loss of historic fabric and nor cause harm to the internal plan form and therefore no harm is caused.

5.4 Alternative Options

- 5.4.1 None.

5.5 Pre-Commencement Conditions

- 5.5.1 None applicable.

5.6 Conclusion

- 5.6.1 It is considered that the proposals will not occasion harm to the listed building's special character. The proposal, thereby, satisfies 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**.

- 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: 30 March 2026	