

North Hertfordshire District Council

Building Conservation comments

File Ref: 25/00153/FPH & 25/00154/LBC

Date: 28/02/2025

Planning Officer: AH

Address: Bibbsworth Hall Farm, Bibbs Hall Lane, Kimpton, Herts SG4 8EN

Subject: See below.

- **25/00153/FPH** - Alteration from glazed to solid roof to single storey rear garden room extension granted on planning permission 23/00558/FPH.
- **25/00154/LBC** - Alteration from glazed to solid roof to single storey rear garden room extension granted on planning permission 23/00559/LBC.

Just like with appn refs: 24/02804/FPH and 24/02805/LBC, development has commenced so for consistency I suggest that the descriptions are amended as follows:

- **25/00153/FPH** - Alteration from glazed to solid roof to single storey rear garden room extension granted on planning permission 23/00558/FPH (*Development has commenced*).
- **25/00154/LBC** - Alteration from glazed to solid roof to single storey rear garden room extension granted on *listed building consent* 23/00559/LBC (*Development has commenced*).

1.0 Recommendation

- 1.1 The proposal will not harm the special character of Bibbsworth Hall Farmhouse, thus, will satisfy the provisions of Sections 16(2) (LBC only) and 66(1) (FPH only) of the Planning (LB & CA) Act 1990 and will accord with Section 16 of the Framework or Policy HE1 of the North Hertfordshire Local Plan 2011 – 2031. Subject to amended drawings and amended descriptions the proposal is UNOBJECTIONABLE in heritage terms.

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 Bibbsworth Hall Farm is grade II listed and is therefore a Designated Heritage Asset for the purpose of applying the aims of Section 16 of the NPPF. The building is described as:

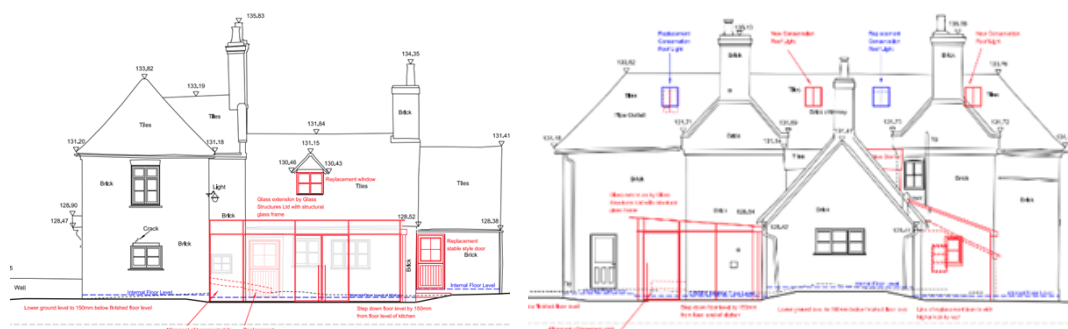
Farmhouse. Mid C18. Timber-framed interior. Red brick casing, possibly of the mid C19. Hipped Plain tile roof. 5-window range with 1 window towards road. Plinth, floor band, angled brick eaves. C20 wooden casements. Centre of E elevation has a very good mid C18 doorcase: 4 fielded Panels, 2 glazed; moulded wood frame; architrave surround; carved consoles; pulvinated frieze; Pediment.



4.0 The Proposal

- 4.1 For ease of reference, the changes to the glazed garden room) are set out below.

23/00558/FPH & 23/00559/LBC



- 4.1 The submitted elevation drawings do not consider the upstand of the three flat roof lights and so should be amended accordingly. Although not as 'transparent' as the consented scheme and although the previous roof pitch cleared (sat under) the eaves of the existing rear wing, the solid roof of the current proposal and the way it sits against the host building does not, in my opinion, detract from the building to the extent that merits an objection.



Mark Simmons
Senior Conservation Officer