

CONSERVATION TEAM CONSULTATION APPLICATION RESPONSE

APPLICATION REF:	26/01503/FPH
CASE OFFICER:	VW
APPLICATION SITE:	17 Hodwell, Ashwell, Baldock, Hertfordshire, SG7 5QQ
DESCRIPTION OF WORKS:	Two storey side/rear extension and single storey side extension following demolition of existing garage/workshop and removal of chimney. Covered front porch and alterations to fenestration. Installation of vehicular and pedestrian gates, brick piers, brick boundary walls, and timber fencing. Erection of detached shed, external rendering, and cladding. Soft and hard landscaping works (as amended by plan received on 14/08/2026).

RECOMMENDATION:

I raise **NO OBJECTION** on the basis that subject to conditions, the amended scheme meets para 2.b of Policy HE5 of the NPPF i.e. will have no effect on the significance of Ashwell Conservation Area and will be more sympathetic to local character and history, including the surrounding built environment. The proposal satisfies the provisions of Sections 66(1) & 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, the aims of Section 20 of the NPPF and the aims of Policy HE1 of North Hertfordshire Local Plan 2011-2031.

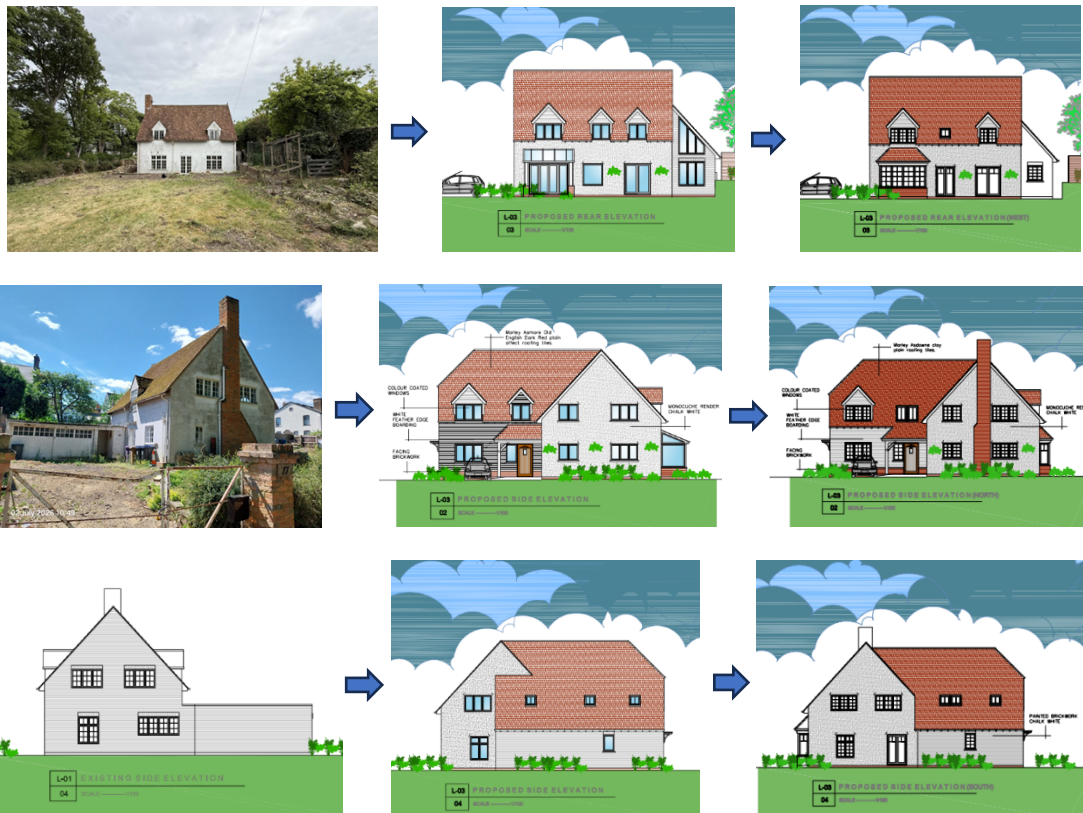
DETAILED ANALYSIS AND CONSIDERATIONS:

I previously commented on 10 August summarising my points as follows:

- *The symmetry of the rear elevation is lost in the proposed scheme with one dormer enlarged and another dormer introduced together with significant changes to fenestration.*
- *It should also be noted that the roof is proposed to be re-laid using the Marley Ashmore (Old English Dark Red) plain roofing tile re-roofing with concrete interlocking tiles will materially affect the dwelling's external appearance and will not preserve or enhance the CA's special character.*
- *The polite arrangement of first floor windows either side of the chimney stack on the north facing gable are replaced by windows of different sizes and with no glazing bars windows. The stack is also proposed to be removed which currently makes a positive contribution to the existing building's appearance. Its proposed loss is disappointing.*
- *The extension is the same height as the existing building and the wrap around on the south elevation, facing towards Plait Hall (grade II) is a disappointing design detail that does not preserve or enhancement the existing dwelling.*

I have looked at the amended scheme (see below) and note the following:

- Improved small-pane fenestration,
- Marley Ashdowne clay plain roof tiles,
- Chimney stack retained,
- Extension ridge lowered and reduced depth thus further form Plait Hall boundary,
- Improved design of kitchen bay,
- Replace two dormers with roof lights, and
- Less glazing to west elevation of extension (Room Storage window)



All the above changes result in a better considered scheme. The only matters outstanding from my point of view are i) although the Marley Ashdowne is proposed I am unsure whether this is the Ashurst or Aylesham (former preferred), ii) some of the amended proposed elevations still do not show the chimney stack and iii) what is meant on the annotation by the wording 'colour coated windows'.

Suggested conditions

1. The roof shall be covered with Marley Ashdowne clay plain roof tiles with the range of tile to be specified then approved in writing by the Local Planning Authority. Thereafter the roof shall be covered in accordance with the approved details.

Reason: To ensure that special regard is paid to the character and appearance of Ashwell Conservation Area under Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Policy HE1 of the Local Plan.

2. All new windows shall be manufactured in timber and joinery section details including method of opening, glazing bar profile and glazing system shall be submitted to and if acceptable, approved in writing by the Local Planning Authority

prior to the manufacture of the windows. Thereafter the windows shall be installed in accordance with the approved details.

Reason: To ensure that special regard is paid to the character and appearance of Ashwell Conservation Area under Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Policy HE1 of the Local Plan.

3. The chimney stack shall remain in-situ unless there is a structural justification submitted to and approved in writing by the Local Planning Authority to remove it. In which case, the chimney stack shall be rebuilt like-for-like and the brick type shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the rebuild.

Reason: To ensure that special regard is paid to the character and appearance of Ashwell Conservation Area under Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Policy HE1 of the Local Plan.

HERITAGE POLICY ASSESSMENT:

Planning (Listed Building and Conservation Areas) Act 1990:

Sections 66(1) & 72(1)

North Hertfordshire Local Plan 2011-2031:

Policy HE1

NPPF (Aug 2026):

Section 20

CONCLUSION:

I find this proposal **UNOBJECTIONABLE**.

OFFICER: Mark Simmons

DATE: 08/10/2026