

CONSERVATION TEAM CONSULTATION APPLICATION RESPONSE

APPLICATION REF:	26/01392/LBC
CASE OFFICER:	Saffron Loasby
APPLICATION SITE:	Old Ramerick Manor Bedford Road Ickleford Hertfordshire SG5 3SB
DESCRIPTION OF WORKS:	Single storey rear extension with raised reflection pond area. Alterations to fenestration and insertion of one rooflight on the courtyard east elevation roofslope. External rendering and internal alterations.

RECOMMENDATION:

There is **NO OBJECTION**. The scheme will satisfy the provisions of Sections 16(2) (LBC) and /or 66(1) (FP/FPH) and/or 72(1) (both) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and the aims of Section 20 of the NPPF (August 2026) and Policy HE1 of the North Hertfordshire Local Plan 2011-2031.

SUGGESTED CONDITIONS:

Details of materials to be used for the works, hereby granted consent, shall be submitted to and agreed, in writing, by the Local Planning Authority before any works are commenced.

Reason: To safeguard the character and appearance of the listed building to which this consent relates and to comply with Policies SP13 and HE1 of the North Hertfordshire Local Plan 2011 to 2031.

SHORT SUMMARY:

The list entry is copied below.

Old Ramerick Manor Listing number , 1174339 June 1952 II* Manor house, now a farmhouse. Late medieval former open hall house incorporated in later additions. C16 E crosswing; a farmhouse by 1625; hall floored in stages in C17; late C17 NE wing (a granary on 1st floor); W front bay, staircase wing at rear, and regular brick front to house early C18. NW service wing has date 'RE/1829' cut over entrance. Restored 1953-4. Presumably timber framed (suggested by record of breaking down part of wall during seizure by Lord Cobham in 1530), NE wing of clunch masonry with red brick dressings and independent timber supporting structure to 1st floor granary, front of dark red brick with some blue bricks and lighter red brick dressings, red brick to NW wing, roughcast exterior to rear stair wing. Steep old red tile roofs, hipped with zig-zag tile patterning to front, extending as catslide over rear outshut, and hipped on NW wing. A large 2-storeys house about 400M to E of main road standing at N of farmstead facing S on a site still moated on 2 sides. Near symmetrical S front has 1st floor windows grouped 2:3:2,

central 6-panels moulded door in Doric pilastered surround with flat entablature, corresponding windows on ground floor but LH pair replaced c.1900 by rectangular brick bay with 3 sash windows with 8/1 panes and parapet. This front has a projecting band at eaves level below the parapet, and flush-box sash windows with flat gauged arches and 6/6 panes. Large chimney with triangular pilaster strip to RH of door. Similar front to E end. 2-storeys and attic NE wing has gable parapets on corbelled brick kneelers and roughcast gable triangle. Chimney inserted in early C19 to serve farm office in base. 2-storeys NW service wing faces W with 2 windows to each floor and inscription in blind recess over central porch. Large internal chimney separates kitchen on S from dairy at N connecting with lower cellar in rear outshot behind W room of main range. Gabled stair wing projects at rear over catslide in angle with E wing. Large rear-wall chimney to hall with gabled dormer to each side. Interior has fine cut string staircase with 2 barley-sugar balusters per tread, carved tread ends, swept handrail on barley-sugar newels, outswept at foot beside hall fireplace. Jacobean oak chimneypiece with swagged Ionic pilasters on pedestals flanking opening, and Composite caryatides to overmantle with strapwork ornament and perspective design in square central feature with niche in middle in dentilled pedimented frame. Twin keyblocked segmental openings on E wall of hall. In E wing axial beam, late C16 fireplace with 3 round headed niches above lintel, and clasped-purlin roof structure. House and manor continuously owned by St. John's College Cambridge since 1520/1 Heritage Category: Listing List Entry No : 1174339 Grade: II* County: Hertfordshire District: North Hertfordshire Parish: Ickleford For all entries pre-dating 4 April 2011 maps and national grid references do not form part of the official record of a listed building. In such cases the map here and the national grid reference are generated from the list entry in the official record and added later to aid identification of the principal listed building or buildings. For all list entries made on or after 4 April 2011 the map here and the national grid reference do form part of the official record. In such cases the map and the national grid reference are to aid identification of the principal listed building or buildings only and must be read in conjunction with other information in the record. Any object or structure fixed to the principal building or buildings and any object or structure within the curtilage of the building, which, although not fixed to the building, forms part of the land and has done so since before 1st July, 1948 is by law to be treated as part of the listed building. This map was delivered electronically and when printed may not be to scale and may be subject to distortions. List Entry NGR: TL 17175 35009 Map Scale: 1:2500

An extract from the submitted Design and Access Statement on significance for ease of reference

3.4 SUMMARY STATEMENT OF SIGNIFICANCE The building's significance lies in its history as a key agricultural estate north of Hitchin, and the built form and fabric provide evidence of the socio-cultural values of each stage of its development from a hall-house to a large farm and later a manor house, following in the traditions of a designed and mannered façade. The building contains a number of features of high aesthetic value compositionally in its landscape but also in terms of architectural details notably the maltings, the zigzag roof, and the Queen Anne Staircase. The layered history of this building over six centuries and its relationship to the landscape is key. Areas of the building have been identified where a new subservient intervention could be justified at the rear north Western corner. This is an opportunity for the building to have a new 21st Century phase that could compliment this historic landscape. This analysis has concluded that it would be somewhat disingenuous and not in the spirit of the buildings development to attempt to replicate a particular 'style' or era of the buildings development. Instead a careful approach of complimentary contrast, a contemporary interpretation of historic materials or a link to the wider landscape would be avenues to explore. The building has suffered in some areas from previous remedial work and unsuitable modernisation, which has had a detrimental effect on its overall condition and the historic

fabric. Some of the historic interventions do not retain their integrity due to their subsequent major alteration from later phases. The heritage asset has indeed been subject to pronounced change since its inception as a room width hall house. Some of the original evidential fabric has been lost with the primary exception of remnants of the timber frame which are of exceptional significance. The main elevations have been classified below, along with areas of the building which have been identified as being relevant to the proposed works.

Please see page 24 and 25 of D&A statement for detailed analysis.

This application is based on a pre application engagement ref 25/03109/PRELB. An extract from that advice is copied below for reference.

Proposed extensions to the west wing – a single storey rear extension to the west wing to form a new kitchen and living space. This will integrate with the existing west wing which when referring to above diagram of significance is considered to be of moderate significance. This assessment is supported and the proposed addition would not see a high level of harm to the existing fabric of the building. Of more concern/interest is how the development will appear visually in the landscape which has been highlighted as forming an intrinsic and vital contribution to the overall significance of this designated asset. The proposed extension is unapologetically modern in design but has included detailing and materials that would be acceptable (subject to the full Listed Building application).

At the on-site pre application visit there were discussions regarding incorporating wider brick pillars on the northern elevation offering further robustness to this garden elevation. However, it is acknowledged the desire to have visibility from within towards the landscape may be paramount.

There is no deviation from this view at full application stage.

The proposal for this element of the application is supported for the reasons stated above and policies HE4 to HE6 are considered met.

As part of the consultation process Historic England were consulted as this is a Grade II* building. Although there are no formal objections raised clarification was sought on the following works:

- ***Clarification of the evidence for a previous opening to the eastern elevation of the former granary. If the evidence is doubtful, we recommend the further justification or the removal of this element of the proposals;***
- ***Clarification of the structural impact of the proposed alterations to the roof of the west wing. You should also be satisfied that this element of the proposals has been clearly and convincingly justified.***

In response to the above queries the applicant responded with the following comments and accompany photos.

East elevation opening

The photographs show that the wall beneath the existing window is brick infill within the otherwise clunch gable. The small opening in the wall also confirms that the brick infill is the full depth of the wall. Together with the unusual proportions of the existing window, we believe this supports the interpretation that the present window occupies an earlier door opening that was subsequently infilled.

West-wing roof / vaulted bedroom

I've also included photographs of the existing loft structure, the structural engineer's proposal, and visuals of the proposed vaulted room.

Just to clarify our earlier discussion, the proposal retains the existing rafters, purlins, tie beams, and central binder. The rafters are retained within the new insulated roof build-up, while the principal larger roof timbers remain exposed within the room.

The existing ceiling joists and lath-and-plaster ceiling are removed within the vaulted bedroom area, but retained over the adjoining bathroom/dressing area. This allows the existing historic roof structure above to be retained and made visible, rather than concealed within the loft. Low-profile new steelwork and ties are introduced to provide the additional structural restraint following the removal of the ceiling structure.

Hopefully, the attached provides clarification of the two outstanding Historic England points and allows the applications to move forward to determination. Please let me know if you need anything further from us.



Old Ramerick Manor
- Historic England Cla

Given the above evidence and submission from the agent/architects I am satisfied that the harm to Old Ramerick Manor's significance is outweighed by public benefits secured by the development in line with its original use. In addition the proposal particularly for the single storey rear extension adds to the evolution story of this important heritage asset.

Although not included in the application description but detailed in D&A there is a proposed footbridge that will connect the Southern and Northern banks of the property.

I confirm there are no objections and that application has complied with Policy HE4 to HE6 of section 20 of the NPPF (August 2026).

Site Context:

See summary section above.

CONCLUSION:

[Please see summary section above..](#)

OFFICER: Tricia Craggs

DATE: 29.9.2026