

North Hertfordshire District Council

Building Conservation comments

File Ref: 24/02635/S73 & 24/02747/LBC

Date: 04/03/2025

Planning Officer: MT

Address: The Old Bakery, Chapel Street, Hinxworth, Baldock, Herts SG7 5HN

Subject: See below

- **24/02635/S73** - Variation of condition 2 (revised plans) of planning permission 23/02865/FPH granted 16.02.2024 for Single storey side extension to provide a 1-bed ancillary annexe following demolition of existing detached timber shed (as amended by plans received 16th January 2024).
- **24/02747/LBC** - Single storey side extension to provide a 1-bed ancillary annexe following demolition of existing detached timber shed (as a variation of planning permission 23/02866/LBC granted 16.02.2024).

1.0 Recommendation

- 1.1 The proposal will not harm the special character of The Old Bakery or harm the character or appearance of the Hinxworth Conservation Area. The proposal therefore satisfies the provisions of Sections 16(2) (LBC only) and 66(1) (FPH only) and 72(1) (both) 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. 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

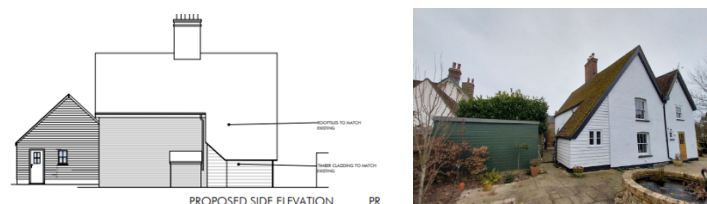
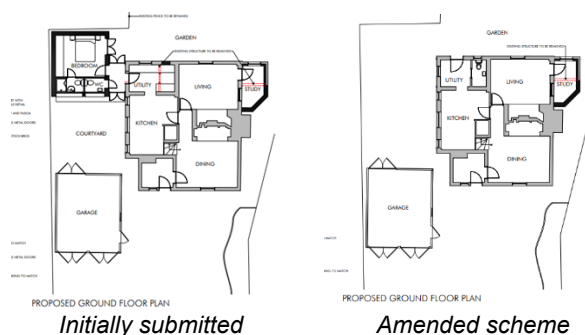
- 3.1 The Old Bakery, as it is now known, is listed as a designated grade II heritage asset and is located within the Hinxworth Conservation Area. The list entry reads as follows:

House. C16 or earlier gable-ended range with C19 left extension forming L plan. Timber frame on right. Painted brick casing. Later C17 red brick ridge chimney stack with vitrified brick dressings. 2 storeys. The gable end has C19 sash windows to ground and 1st floor and a door on left, all with thin flattened-arch

hood moulds. Inside this range is evidence of an extensive scheme of wall paintings in a ground floor room. Probably late C16, only surviving on studs. Floral pattern in black, white and red. (RCHM Typescript)

- 3.2 I gave conservation advice with respect to the applications below in 2021. It is acknowledged in the Heritage and Planning Statement ['HPS'] that this application originally included a link extension to the southwest corner of the property which would sit behind the double garage but this element of the scheme was omitted following my input. The catslide projection was implemented as noted in the photo below and complements the host building. I envisaged that the catslide would form an appropriate 'end' to this side of the listed building and I did not at the time envisage an addition beyond this.

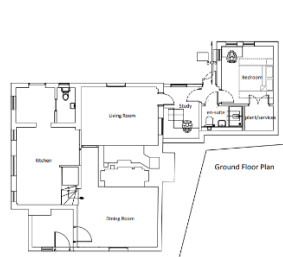
21/00843/FPH & 21/00844/LBC



- 3.3 In 2023, my colleague gave conservation advice pursuant to the applications below, stating that:

The proposal is supported as it is subservient to the listed building and there is no loss of historic fabric of significance. The design of the new single storey side extension located to the northeast corner of the existing dwelling will not compete or encroach on the neighbouring properties and due to the location of the host dwelling set back from the public highway, will not have a negative impact on the character of the conservation area. The design and materials are contemporary and distinct from the host dwelling but not detrimental. It offers a visual record of how the dwelling has developed over time.

23/02865/FPH & 23/02866/LBC





3.4 The submitted HPS states that:

This application includes the approved extension utilising it as a link to a new proposed single bedroom annex and study space. This ground floor annex will also provide adaptable living accommodation that is commensurate with modern living standards required for the applicant's elderly parents, and themselves later in life.....

..... The external appearance has been designed to reflect the more rural setting, with the use of timber cladding board, standing seam zinc roof covering, low level black painted brick plinth (to match existing) and dark colour finish metal frame windows.



- 3.5 There is little by way of material difference between the 2023 scheme and that now under consideration. Although I am not entirely convinced that the proposal is a positive intervention, I acknowledge that there is a planning permission and listed building consent in place that do not expire until 16 February 2027 and that the conclusion in the HPS is fair.

4.0 Suggested conditions.

- 4.1 I note that apart from the standard time condition, only one other other condition was imposed under refs: 23/02865/FPH & 23/02866/LBC as set out below.

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. Details and/or samples 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.

Mark Simmons
Senior Conservation Officer