

North Hertfordshire District Council

Building Conservation comments

File Ref: 25/00868/FPH & 25/00869/LBC

Date: 13/05/2025

Planning Officer: WT

Address: 6 Bury End, Pirton, Hitchin, Hertfordshire SG5 3QB

Subject: Single storey rear extension and insertion of front door and window to existing side elevation.

1.0 Recommendation

- 1.1 Paragraph 212 of the NPPF requires that “... *great weight should be given to the asset’s conservation....*”. Paragraph 213 says that “... *Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification*”.
- 1.2 It is considered that the proposal will satisfy the provisions of Sections 16(2) (LBC only), 66(1) (FPH only) and 72(1) (both) of the Planning (LB & CA) Act 1990 and fully accord with Section 16 of the Framework or Policy HE1 of the North Hertfordshire Local Plan 2011 – 2031 and is **UNOBJECTIONABLE**.

2.0 Introduction

- 2.1 Nos. 4 & 6 Bury End are grade II listed and are located within the Pirton Conservation Area. Both the building and the area are Designated Heritage Assets for the purpose of applying Local Plan policy and the aims of the NPPF. Nos. 7-13 Bury End (grade II) are diagonally opposite to the north whilst no.2 Bury End (grade II*) lies to the west.
- 2.2 My detailed assessment of the building’s significance can be found under application refs: 23/02022/FPH & 23/02023/LBC. As stated previously, in 2013 under ref: 13/00037/1LB, listed building consent was granted to ‘Paint existing pebble dash white on all elevations. Replace front door.’ The painting was conditioned to be undertaken at the same time as painting no.4 also and this is the appearance of both properties today. It would be a fair comment to suggest that the combination of the loss of thatch, loss of weatherboarding to the side addition at no.4 and painting facing brickwork and pebble dash render has arguably eroded the vernacular appearance of this building as seen pre-listing. However, the building still retains its original two storey form with 1940’s rear additions and read as a cohesive group alongside the grade II listed, white-painted terrace opposite at nos. 7-13 Bury End.

3.0 The Local Plan and NPPF

- 3.1 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).

4.0 The proposal

4.1 Considering that the front door is to be retained (which is important), I may have slightly adjusted the description to read as: **Single storey rear extension and insertion of door and window to existing side elevation.**

4.2 The Design and Access and Heritage Statement in include in drawing no. 03D (see below).

DESIGN AND ACCESS AND HERITAGE STATEMENT

The proposals are broadly similar to those approved under application ref. 23/02023/LBC.

The differences between the approved scheme and revised scheme is that the internal layout has been re-arranged to provide a hallway and study. This is formed in what is currently a modern kitchen so no historic fabric is impacted.

A new entrance door on the side elevation is proposed. This improves the fire escape strategy for the house meaning that the staircase terminates in the new hallway and provides access to the final exit without having to pass through other habitable rooms.

The current arrangement means that people escaping from the upper floors either need to pass through the kitchen - which is a high risk area - or the sitting room, in which there is a fireplace. Also a high risk area.

The door is located in the approx position of a historic window opening that has been previously blocked up. A new window is also provided in the side elevation providing a new window to the study.

The revised design proposes the re-use of the existing bi-fold doors currently installed on the rear elevation.

Details are also provided to address the conditions applied to the previous listed building permission, with confirmation of the proposed roof light and details of

the proposed new windows and rainwater goods.

Finally, the design has been altered so that the new monopitched roof to the extension fits underneath the existing first floor window opening. The previous design did not allow enough space for lead flashings and weatherings.

CONCLUSIONS

The proposals are in the most part very similar to those previously approved. The additional works improve the fire safety of the house and avoid impacting on any historic fabric other than forming openings in an existing brick wall

4.3 Whilst the proposal is considered acceptable (the comparison below assists in coming to this conclusion), there are further comments to note below.



4.4 It is noted that the 3-door set of bi-folds is to be repurposed whilst weatherboarding is now shown to extend across the rear elevation at ground floor. **The rear roof lights are missed off the proposed rear elevation.**

4.5 In the above DASHS it says that “details are also provided to address the conditions applied to the previous listed building consent, with confirmation of

the proposed roof light and details of the proposed new windows and rainwater goods”.

- 4.5 I provide the following responses to the previous conditions on ref: 23/02023/LBC.

Condition 3

Precise size and details of the Conservation Rooflights for the rear elevation shall be submitted to and approved in writing by the Local Planning Authority prior to the installation of the roof light windows. The rooflights shall then be implemented in accordance with the approved details.

Response: *I am satisfied that the following spec is acceptable: 2no Velux Conservation Roof lights. 550mm x 1180mm (CK06).*

Condition 4

Details of the weatherboarding profile and external finish shall be submitted to and approved in writing by the Local Planning Authority. The weatherboarding shall then be installed in accordance with the approved details.

Response: *I am satisfied that the following spec is acceptable: Black painted feather edge timber boarding. 200 x 28mm tapering to 8mm thick*

Condition 5

Details of the proposed rainwater goods shall be submitted to and approved in writing by the Local Planning Authority. The rainwater goods shall then be installed in accordance with the approved details.

Response: *I am satisfied that the Cascade 115mm Deepstyle Gutter type by Brett Martin is acceptable.*

Condition 6

Section joinery details of the new window to the side elevation shall be submitted to and approved in writing by the Local Planning Authority. The new window shall then be installed in accordance with the approved details.

Response: *I am not convinced that the partial section details of new windows on drawing no 04A sufficiently addresses former Condition 6 so I suggest that either more window details are requested pre-determination, or this condition is carried forward. I am seeking flush casement with slimline glazing, no trickle vents and with through (not applied) glazing bars.*

Condition 7

The window in the rear elevation shall be reused in the rear elevation of the weatherboarded section unless otherwise agreed and approved in writing by the Local Planning Authority. If agreed that the existing window is incapable of reuse, then section joinery details of a replacement window shall be submitted to and approved in writing by the Local Planning Authority. The new window shall then be installed in accordance with the approved details.

Response: *I note that the window in the rear elevation is still intended to be reused but consider still applying this condition in any potential new approval to be appropriate.*

Mark Simmons
Senior Conservation Officer