

DELEGATED FILE NOTE

CASE OFFICER: ...Andrew Hunter.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/01177/LBC	Internal and external refurbishment and adaption of existing listed dwelling including infill extension to create new principal front entrance, staircase to mezzanine levels, installation of conservation roof-lights, and alterations to existing fenestration to include replacing existing front elevation doors with windows. Landscaping to include replacing existing formation of walls, replacing materials and replace existing external timber staircase with a metal staircase. Re-cladding, re-roofing (as amended by plans received on 05/07/25 and 21/07/25)	Chapel Barn Rabley Heath Road Codicote Welwyn Hertfordshire AL6 9UA

Submitted Plan Nos

31032A_01_101 131032A_01_102(A) 31032A_01_103 31032A_01_104 31032A_01_105(A)
 31032A_02_06(C) 31032A_02_07(C) 13-01-25 31032A_02_05(F) 31032A_02_09(B) Sht 2 of 2
 31032A_02_10(D) 31032A_02_04(F) 31032A_02_08(D) Sht 1 of 2

1.0 **Policies**

- | | |
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| HE1 | Designated heritage assets |
| SECN16 | Conserve + enhance historic environment |
| SP13 | Historic environment |

2.0 **Relevant Site History**

- 2.1 15/02965/1LB - Retention of two storey side extension and first floor link to original barn, external staircase to the former, and other external alterations including changes to fenestration affecting all elevations – Approved 20/01/16.
- 2.2 15/02898/1EUD - Continued use of premises as a dwellinghouse together with the retention of two storey side extension and first floor link to original barn, external staircase to the former and other external alterations including changes to fenestration affecting all elevations - Approved 20/01/16.
- 2.3 87/00778/1LB - Application for listed building consent for alterations conversion and extension of barns to provide 2 dwellings with garages and ancillary works. New roof to existing detached garage and demolition of canopy and cattle shed. (Revised by plans recieved 27/7/87) – Approved 03/09/87.
- 2.4 87/00777/1 - Alterations, conversion and extension of barns to provide 2 dwellings with garages and ancillary works. New roof to existing detached garage and demolition of canopy and cattle shed. (Change of use of agricultural land to residential curtilage. (Revised by plans recieved 27 July 1987) – Approved 14/05/87.

3.0 **Representations**

- 3.1 **Conservation Officer** – The minor additional changes recently sought have been made and **NO OBJECTION** is raised. This is on the basis that the proposal will not occasion

harm to the listed building or the setting to East Barn, satisfying the provisions of Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990, the aims of Section 16 of the NPPF and Policy HE1 of the North Hertfordshire Local Plan 2011-2031.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

- 4.1.1 The site is a 2 storey detached dwelling with a pitched roof that is a converted barn and is Grade II listed. The site is part of a small group of three dwellings (including the application property), which are all listed buildings. The site is set back from the public highway in an area of wooded character in wider rural agricultural countryside. A small number of dwellings are to the NE, and the village of Codicote is further to the west. The site is in the Green Belt.

4.2 **Proposal**

- 4.2.1 A ground floor front infill extension, a replacement rear staircase, new rooflights, altered and new openings, internal alterations, and external landscaping alterations.
- 4.2.2 The application was accompanied by parallel planning application 25/01176/FPH which is for the extensions and external alterations.

4.3 **Key Issues**

- 4.3.1 The key material considerations are whether the proposal is acceptable on heritage grounds regarding its impacts on the significance of the listed building as a designated heritage asset. This is set out in Section 16 (2) of the Planning (Listed Buildings and Conservation Areas) Act 1990.
- 4.3.2 The proposed works are overall considered to be of a small scale, with none of the fabric of the building to be lost considered to be of such significance that this will be harmful. Externally and internally, on the basis of the comments from the Conservation Officer, the proposed works are considered sympathetic to and in keeping with the special significance and character of the listed building.
- 4.3.3 It is not considered that the application harms the significance of the designated heritage asset the subject of this application. The impacts of the proposal on the character and appearance of the building and its significance as a designated heritage asset are therefore considered acceptable. The proposal complies with Policies SP13 and HE1 of the Local Plan, and Section 16 of the NPPF.

4.4 **Conclusion**

- 4.4.1 The proposed works are therefore considered to preserve the significance of the listed building as a designated heritage asset.

5.0 **Recommendation**

- 5.1 To **GRANT** listed building consent subject to the following conditions:

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. Notwithstanding drawing no. 31032A_02_05(F) and prior to the construction of the balustrade to the Master Bedroom Cross Nest Mezzanine, a metric scale elevation and section drawing of the balustrade shall be submitted to and approved in writing in writing by the Local Planning Authority. Thereafter, the balustrade shall be erected in accordance with the approved details.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of this grade II listed building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Policy HE1 of the Local Plan.

3. The approved scheme shall be implemented fully in accordance with the materials set down in the Material Schedule received on 13 May 2025 unless otherwise agreed and approved in writing by the Local Planning Authority.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of this grade II listed building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Policy HE1 of the Local Plan.

Signed  Anne McDonald	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 23 July 2025	