

CONSERVATION TEAM CONSULTATION APPLICATION RESPONSE

APPLICATION REF:	25/02433/FPH & 25/02434/LBC
CASE OFFICER:	TH
APPLICATION SITE:	Codicote House, The Park, Heath Lane, Codicote, Hitchin, Hertfordshire, SG4 8YU
DESCRIPTION OF WORKS:	Erection of a brick garden room and covered outdoor patio area, together with internal alterations and alterations to the garden levels and paving.
RECOMMENDATION: I raise NO OBJECTION on the basis that the proposal will neither harm Codicote House's special character or occasion harm to the character or appearance of Codicote Conservation Area. The proposal satisfies the provisions of Sections 16(2) (LBC only) 66(1) (FPH only) and 72(1) (both) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and the aims of para 135(c) and Section 16 of the NPPF and Policy HE1 of the North Hertfordshire Local Plan 2011-2031.	
SHORT SUMMARY: Impact on Codicote House and upon the character and appearance of Codicote Conservation Area. The proposal will have a limited impact upon the above designated heritage assets.	
SITE CONTEXT: Codicote House is grade II listed and is located within the Codicote Conservation Area. Both the building and the area are Designated Heritage Assets for the purpose of applying the aims of Section 16 of the NPPF. The house is referred to on the Statutory List of Buildings of Special Architectural or Historic Interest as 'Codicote Lodge' and the list entry can be found at the following link: https://historicengland.org.uk/listing/the-list/list-entry/1296186?section=official-list-entry	
DETAILED ANALYSIS AND CONSIDERATIONS: I note the covering letter dated 8 September 2025 in which it states that: <i>The proposed development is for an additional covered external dining area adjacent to the already consented sunroom. This has been approved under previous planning permission and Listed Building Consents 22/01879/FPH and 22/01880/LBC which were approved on the 14th February 2023. These applications were for the renewal of the previous permissions 21/01512/FPH and 21/01513/LBC, which were also renewals for 18/02280/FPH and 18/02281/LBC granted on 8th November 2018 for the proposed alterations and addition to the service range of Codicote House.</i> <i>The sunroom extension has not yet been constructed, and the applicant now wishes to further extend the consented sunroom to create a covered external dining area, and minor alterations to the footprint and façade of the consented sunroom to create a more harmonious architectural</i>	

response. The provision of a new traditional stone door-case from the consented scheme remains as part of the proposed development.

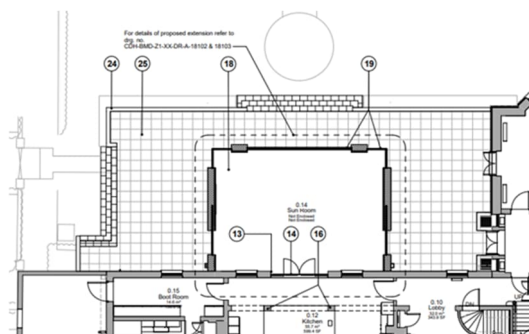
The covering letter goes on to state:

The proposed development concerns the further extension of the consented sunroom to create a covered external dining area, and minor alterations to the footprint and façade of the consented sunroom (LPA refs: 22/01879/FPH and 22/01880/LBC). The extension will provide an additional 91sqm of floorspace to the rear of the property.

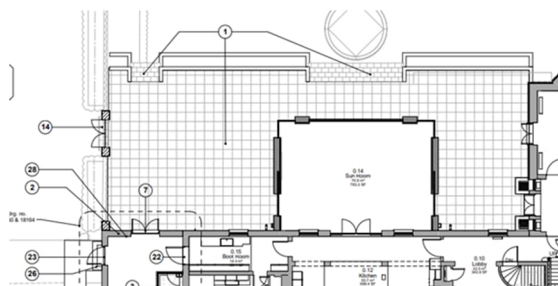
The proposals include a number of elements that are the same as the consented scheme which include:

- *The provision of a new traditional stone door-case to the secondary entrance on the east elevation of the service range;*
- *The formation of a new opening to the west elevation of the service range and the removal of the recently inserted central door;*
- *The proposed internal alterations to the heavily altered kitchen range;*
- *The proposed alterations to the garden levels to the west of the service wing and the renewal of paving to enhance the relationship between the house and garden.*
- *In addition, the proposed development also involves the extension of the consented sunroom to create a covered external seating area. Additionally, the proposals involve minor alterations to the footprint and façade of the consented sunroom.*

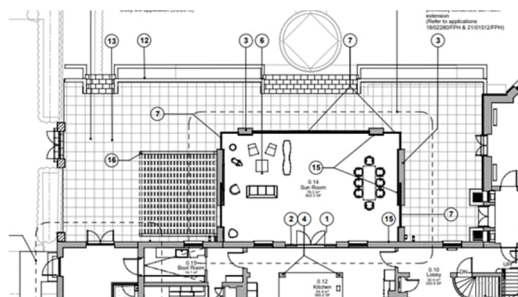
The following is an extract of drawing no. 11130 P3 entitled Phase 2 – Ground Floor Plan and is marked 'as consented' and is submitted with this application. However, according to the planning file drawing no. **11130 P2** only was consented under refs: 18/02280/FPH and 18/02281/LBC.



The following is an extract of drawing no. 11137 P2 entitled Phase 2B – Ground Floor Plan and is marked 'as consented' and is submitted with this application. However, according to the planning files drawing no. **11137 P1** only was consented under refs: 22/01879/FPH and 22/01880/LBC.



The following is an extract of drawing no. 11150 P3 entitled Phase 2C – Ground Floor Plan and is submitted with this application. However, according to the planning files drawing no. **11150 P2** only was consented under 22/01879/FPH and 22/01880/LBC.



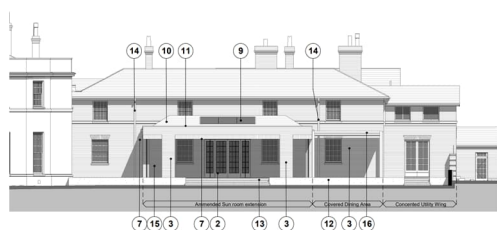
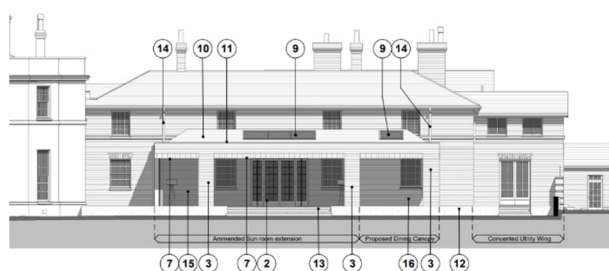
The **Design and Access Statement - Updated Proposed Alterations to the Service Range** is dated July 2022 and in my opinion is factually incorrect and rather misleading. At page 11 it states the following:

The final design concluded that a simplification of the window adjacent to the covered area, allowed a simplicity to sit in the overall elevation, whilst ensuring the extent was in board of the service wing to maintain the balance of the overall elevation massing in context.



Fig14: Final design massing proposal

This scheme above was not in fact the final design as a conservation objection was raised and the scheme was amended. What is shown on drawing no. 12107 P1 (see extract below top) was superseded by drawing no. 12107 P2 (see extract below bottom).



The scheme as presented on drawing no. 12159 P3 above right and entitled **Proposed Dining Canopy – Contextual Elevation** is what is regarded as acceptable scheme.

Suggested conditions (LBC only)

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. The development hereby permitted shall be carried out wholly in accordance with the details specified in the application and supporting approved documents and plans listed above.

Reason: To ensure the development is carried out in accordance with details which form the basis of this grant of permission.

3. Natural Welsh Slate shall be used on the roof of the Garden Room hereby approved 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 the building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Policy HE1 of the North Hertfordshire Local Plan.

4. A sample panel indicating brick type, bond and mortar mix for the Garden Room hereby approved shall be erected on site close to the existing rear (west) wall of the C19 addition and shall be made available for inspection by the Local Planning Authority and thereafter approved in writing by Local Planning Authority prior to the commencement of the construction of the Garden Room above the level of the garden terrace hereby approved. The development shall be carried out in accordance with the approved detail.

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

5. A sample of the stone to be used for the doorcase and step to the 'Family Entrance' as indicated at no.3 on approved drawing no. 18100 P5 shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of that part of the development hereby approved. The development shall be carried out 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 the building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Policy HE1 of the North Hertfordshire Local Plan.

6. The powder-coated metal framed structure forming the covered external seating area shall be finished in a colour to match the new brickwork to the Garden Room approved under Condition 4 above 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 the building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Policy HE1 of the North Hertfordshire Local Plan.

7. Full joinery details (including 1:1 scale section of glazing bars) of the new glazed doors and sidelights numbered 2 on approved drawing no. 18141 P3 shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of that part of the development hereby approved. The development shall be carried out 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 the building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Policy HE1 of the North Hertfordshire Local Plan.

HERITAGE POLICY ASSESSMENT:

Planning (Listed Building and Conservation Areas) Act 1990:

Sections 16(2) (LBC only), 66(1) (FPH only) & 72(1) (both)

North Hertfordshire Local Plan 2011-2031:

Policy HE1

NPPF (December 2024):

The following paragraphs are relevant:

- **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*).

CONCLUSION:

This is essentially the same application as that considered under refs: 22/01879/FPH and 22/01880/LBC with minor alterations to the footprint and façade of the consented sunroom. The proposal is considered **UNOBJECTIONABLE**.

OFFICER: Mark Simmons

DATE: 09/02/2026