

CONSERVATION TEAM CONSULTATION APPLICATION RESPONSE

APPLICATION REF:	25/02431/FPH & 25/02432/LBC
CASE OFFICER:	TH
APPLICATION SITE:	Codicote House, The Park, Heath Lane, Codicote, Hitchin, Hertfordshire, SG4 8YU
DESCRIPTION OF WORKS:	Removal of the existing modern spiral stair and raising of the existing courtyard garden walls in matching brickwork to form a new single storey part-enclosure to courtyard and first floor extension. Alterations to fenestration. Internal and external alterations.

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:

This application follows the previously granted planning permissions (22/02844/FPH) and listed building consent (22/02845/LBC), both approved on 1st February 2023. These permissions themselves were renewals of the earlier approvals (19/015078/FPH and 19/01579/LC), granted on 8th November 2019, which were extended to prevent the original permissions from lapsing. Similarly, this application arises due to the imminent lapse of permissions 22/02844/FPH and 22/02845/LBC.

Proposed Development

The proposed development constitutes the exact same development as previously consented by the Council and can be summarised as the following:

- Removal of the existing modern spiral stair and raising / rebuilding of the existing courtyard garden walls to form a new single storey enclosure to courtyard and two storey gabled addition;
- Careful lifting of the existing paving to courtyard to enable installation of new insulated floor slab with UFH and to enable level change between the existing door openings through minor grading. York stone floor finish to utilise salvaged materials;
- Formation of a new opening to the west elevation of the service courtyard with traditional gauged brickwork lintel to match existing adjacent and new traditional glazed double doors installed to match pane proportions to existing windows to west elevation of service wing;
- Removal of the existing door between courtyard and dairy and raising and widening of the existing opening with a traditional gauged arch and reveal details to match existing and Internal plaster and joinery finishes to be made good to match existing;
- Realignment of existing timber door and frame to courtyard with traditional gauged arch and reveal details to match existing with joinery re-used and finishes to be made good to match existing;
- Removal of existing modern metal gate and realignment and raising of opening with traditional gauged arch and reveal details to match existing and new traditional glazed door installed to match pane proportions to existing doors to Dairy;
- Adjustment of cast iron rainwater goods adjusted to suit new roofs and underground drainage;
- Insertion of a new fixed timber framed window within the existing opening in the brickwork to the east elevation of the service courtyard;
- Making 'blind' existing first floor sash window with reversible lining to internal;
- Provision of new internal York stone steps between dairy and courtyard to suit adjusted opening and levels;
- Provision of new external York stone steps to suit adjusted levels and alignment, utilising salvaged material if possible; and
- Careful removal and relaying of boot room stone floor to provide step free access.

The Design & Access Statement submitted with this application is entitled **Design and Access Statement Proposed Addition to the Service Range Courtyard (Incorporating Heritage Statement) June 2019** and is that submitted for appn refs: 19/015078/FPH and 19/01579/LBC. This refers to outdated Local Plan policy and an old version of the NPPF. I see as supporting the proposal and for information purposes only rather than seen as an up-to-date DAS which it is not.

The following are extracts from drawing no. 18162 P2 entitled Phase 2 – Utility Link Proposed Elevations and are considered acceptable.



Extract from Drawing no. 12158 P3



Extract from Drawing no. 12201 P3



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 natural slate for the two-storey extension roof shall match as closely as possible that of the host building 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.

3. A sample panel of the brick type, bond and mortar mix for the two-storey extension and the raising of the service courtyard walls, shall be erected on site close to the service wing for comparison purposes, thereafter, shall be available for inspection and approved in writing by the Local Planning Authority prior to the construction of new brickwork.

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.

4. A sample of the cast stone copings for the top of the service courtyard walls shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of that part of that part of the alterations hereby consented.

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.

5. Notwithstanding the approved plans, full construction details as to how the 4no. steels supporting the sedum roof and two-storey extension will be supported off the South Elevation of the service range (for instance concealed pad stones) shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of that part of that part of the alterations hereby consented.

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.

6. All new windows (numbered 5 and 6 on approved drawing no.18161 Rev P3) shall be double glazed 'slimlite' units and in the case of Window 5 this shall be a true vertically-sliding sash with integral (not applied) glazing bars and a 1:1 scale drawing of the glazing bar profile shall be submitted to and approved in writing by the Local Planning Authority prior to the installation of Window 5.

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.

7. Full details as to the method for making Window 19 'blind' on approved drawing no.18161 Rev P3 by installing a reversible lining to the bedroom side shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of that part of that part of the alterations hereby consented.

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.

8. All new windows (numbered 5 and 6 on approved drawing no.18161 Rev P3) shall be double glazed 'slimlite' units and in the case of Window 5 this shall be a true vertically-sliding sash with integral (not applied) glazing bars and the profile of the glazing bars shall be submitted to and approved in writing by the Local Planning Authority prior to the installation of Window 5.

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.

9. Notwithstanding the note relating to point 21 on approved drawing no.18161 Rev P3, the door opening shall not be widened and the door shall be retained in-situ unless otherwise agreed and approved in writing by the Local Planning Authority. If the door requires modification to take account of the new floor level to the service courtyard then details of the modifications shall be submitted to and approved in writing by the Local Planning Authority prior to any alterations to the door being undertaken.

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.

10. As stated at point 22 on approved drawing no.18161 Rev P3, the existing external door and frame to the Boot Room shall be set aside and stored on site for future use 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.

11. All new rainwater goods shall be black cast iron 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.

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:

I am satisfied that although the Built Heritage Statement Addendum by RPS is dated October 2022 and that no up-to-date Design & Access Statement has been submitted either (June 2019) these documents formed part of the decision-making process for previous appn refs: 19/015078/FPH & 19/01579/LBC and then again under refs:22/02844/FPH & 22/02845/LBC. Nothing would be gained in my opinion by requesting up-to-date documents other than where Local Plan policy and the NPPF are referenced. With this in mind, the current proposal is considered **UNOBJECTIONABLE**.

OFFICER: Mark Simmons

DATE: 10/02/2026