

NORTH HERTFORDSHIRE DISTRICT COUNCIL

Planning (Listed Buildings and Conservation Areas) Act 1990

DECISION NOTICE

Correspondence Address:

Benchmark Architects
Victoria House
199 Avebury Blvd
Milton Keynes
MK9 1AU
United Kingdom

Applicant:

Mr Stuart Poonawala

Application:

24/02342/LBC

Proposal:

Single storey rear extension and internal and external alterations (as amended by drawing nos. 10110 P05, 10350 P01, 10111 P05), ,

Location:

Manor Farm, Church Lane, Graveley, Hitchin, Hertfordshire, SG4 7BN,

Approved Plan Nos:

BH23023-BM3-00-GF-DR-A-10010 Rev P01
BH23023-BM3-00-GF-DR-A-10011 Rev P01
BH23023-BM3-00-ZZ-DR-A-10012 Rev -P04
23137-TOPO
23137-MBS-Sheet 1
23137-MBS-Sheet 2
23137-MBS-Sheet 3
BH23023-BM3-00-ZZ-DR-A-10013 Rev P03
BH23023-BM3-00-ZZ-DR-A-10110 Rev P05
BH23023-BM3-00-ZZ-DR-A-10111 Rev P05
BH23023-BM3-00-XX-DR-A-10350 P01

PARTICULARS OF DECISION

In pursuance of its powers under the above Act and the associated Orders and Regulations, the Council hereby **GRANT LISTED BUILDING CONSENT** to the works described above and proposed by you in your application received with sufficient particulars on 17 October 2024.

The consent is 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. 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. Full details of any works (including glazing) of the unnumbered ground floor mullion window on West Elevation - Elevation 4 of approved drawing no. 10110 Rev P05 shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of any alterations to this window. Thereafter, the works shall be undertaken 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 grade II listed building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Policy HE1 of the Local Plan.

4. Replacement first floor window W1 on West Elevation - Elevation 4 of approved drawing no. 10110 Rev P05 shall be constructed in timber and with no trickle vents unless otherwise agreed and approved in writing by the Local Planning Authority. Furthermore, full joinery section details of the new window (including 1:1 section of glazing bars) and details of method of opening shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of any alterations to this window. Thereafter, the works shall be undertaken 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 grade II listed building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Policy HE1 of the Local Plan.

5. Replacement first floor window W2 on West Elevation - Elevation 4 of approved drawing no. 10110 Rev P05 shall be constructed in timber and with no trickle vents unless otherwise agreed and approved in writing by the Local Planning Authority. Furthermore, full joinery section details of the new window (including 1:1 section of glazing bars) and details of method of opening shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of any alterations to this window. Thereafter, the works shall be undertaken 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 grade II listed building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Policy HE1 of the Local Plan.

6. If windows 6 - 9 (inclusive) on South Elevation - Elevation 1 of approved drawing no. 10110 Rev P05 are to be replaced with sliding sash windows, these shall be constructed in timber with no trickle unless otherwise agreed and approved in writing by the Local Planning Authority. Furthermore, full joinery section details of the new windows (including 1:1 section of glazing bars) shall be submitted to and approved in writing by the Local Planning Authority prior to the manufacture and installation of the windows. Thereafter, the works shall be undertaken 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 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:



Shaun Greaves
Development and Conservation Manager

Development Management
North Hertfordshire District Council
Council Offices
Gernon Road
Letchworth
Herts
SG6 3JF

Date: 7 May 2025

The Council's Privacy Notice is available on our website: <https://www.north-herts.gov.uk/home/council-data-and-performance/data-protection/information-management-gdpr>

NOTES

- 1 **Failure to satisfy conditions may invalidate this permission and/or result in enforcement action. Particular attention should be paid to the requirements of any condition in bold.**
- 2 Circular 04/2008 (Planning Related Fees) states that where an application is made under Article 21 of the Town and Country Planning (General Development Procedure) Order 1995, a fee will be payable for any consent, agreement or approval required by condition or limitation attached to the grant of planning permission.
- 3 No fee is payable for any consent, agreement or approval required by condition or limitation attached to the grant of a Listed Building Consent. The request can be informal through the submission of a letter or plans, or formal through the completion of an application form and the submission of plans. Any number of conditions may be included on a single request. The form is available on the Council's website:
www.north-herts.gov.uk/home/planning/planning-applications/submit-planning-application
- 4 If you are aggrieved by this decision, you may appeal to The Planning Inspectorate, , within 6 months of this decision or, in exceptional circumstances, such longer period as the Secretary of State may agree.

Appeals can be made online at: <https://www.gov.uk/planning-inspectorate>.
If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.
- 5 The District Council and County Highway Authority wish to ensure that, in the implementation of the development, hereby approved, the highway verge adjacent to the property is not damaged or does not become unsightly due to the stationing of skips, parking of vehicles, storing of building materials etc thereon. Your attention is, therefore, drawn to the provisions of Section 131 of the Highways Act 1980 and to the Hertfordshire County Council Bylaws 1955 (specifically relating to

grass margins and verges in Letchworth) by virtue of which such actions, unless authorised by the prior grant of a licence, constitute a prosecutable offence. Persons responsible for undertaking the development and any associated works are, therefore, strongly encouraged to take appropriate steps to ensure that no breach of the said legislation occurs during the course of such activities. In the event of any damage being caused it will be expected that suitable reinstatement is undertaken upon completion of the development. Failure to do so could also result in legal action being pursued. To obtain information regarding the issue of licences, contact the Hertfordshire Highways, Northern Area Office, Antelope House, Gates Way, Stevenage, SG1 3HL or telephone 01438 757800.