

## DELEGATED FILE NOTE

**CASE OFFICER:** ...Tom Rea.....

| APPLICATION<br>REFERENCE | BRIEF DESCRIPTION OF<br>DEVELOPMENT                                                                                             | APPLICATION SITE                                                             |
|--------------------------|---------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------|
| 24/02342/LBC             | Single storey rear extension and internal and external alterations (as amended by drawing nos. 10110 P05, 10350 P01, 10111 P05) | Manor Farm<br>Church Lane<br>Graveley<br>Hitchin<br>Hertfordshire<br>SG4 7BN |

### Submitted 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

### **1.0**     Policies

### **2.0**     Site History

- 2.1 22/000683/FPH: Single storey side extension. Internal and external alterations (as amended by drawing nos. P001 Rev P1; -002 Rev P1; --003 Rev P1; -004 Rev P1; -005 Rev P1; and -006 Rev P1 received on 08/09/2022 and 12.09.22). Granted 13.09.22
- 2.2 22/00687/LBC: Single storey side extension. Internal and external alterations (as amended by drawing nos. P001 Rev P1; -002 Rev P1; --003 Rev P1; -004 Rev P1; -005 Rev P1; and -006 Rev P1 received on 08/09/2022 and 12.09.22). Granted 13.09.22

For earlier history see web site and file.

3.0 **Representations**

- 3.1 Site Notice / Adjacent occupiers:  
No responses received
- 3.2 NHDC Conservation officer:  
No objections subject to conditions (see formal response below)
- 3.3 Graveley Parish Council:  
No objection

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

Detached house and kitchen garden sited to the east of Graveley village off Back Lane. The site is within the Green Belt but outside the Graveley Conservation Area. The house is Grade II listed and to the east of the site is the nearby Grade II\* St. Etheldrada, the remains of Chesfield Church which is a Scheduled Monument.

4.2 **Proposal**

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

4.3 **Key Issues**

4.3.1 Impact on heritage assets

- 4.3.2 The most important heritage assets affected are the Grade II listed house and curtilage outbuildings and the nearby Scheduled Ancient Monument (SAM). The proposals are some distance from the SAM and are all single storey. The house extension is an infill and the kitchen garden buildings are contained by the walled garden. In these circumstances the setting of the SAM would not be affected in my view.

- 4.3.3 The NHDC Conservation has assessed the proposals as being acceptable in heritage terms offering the following summary:

*'It is considered that the proposed single-storey rear extension and alterations to fenestration will not harm the special character of Manor Farm whilst the , erection of rear outbuilding to facilitate golf simulator/gym/office with associated decking; erection of greenhouse/store following demolition of existing outbuilding; installation of front entrance gate to driveway; will not harm the setting of Manor Farmhouse or the separately listed walled garden to south-west and west of the house, thereby, satisfying the provisions of Section 16(2) of the Planning (LB & CA) Act 1990 and will accord with Section 16 of the Framework or Policy HE1 of the North Hertfordshire Local Plan 2011 – 2031. The proposal is **UNOBJECTIONABLE** in heritage terms, and I offer no conditions.'*

- 4.3.4 In view of the comments of the Conservation officer it is concluded that there are no significant impact on the heritage assets involved.
- 4.3.5 In terms of external materials to be used, the house extension has been the subject of detailed discussions with the Conservation officer who has found the modern approach comprising zinc cladding, render to match and large full height windows to be acceptable. The metal / zinc roof and timber cladding to the outbuildings are acceptable in that particular domestic garden setting.
- 4.3.6 A number of conditions are recommended by the Conservation officer and these form part of the recommendation.

- 4.4 **Conclusion**  
The proposals are acceptable in heritage terms.

- 4.5 **Alternative Options**

- 4.5.1 None applicable

- 5.0 **Recommendation**

- 5.1 That listed building consent be **GRANTED** 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.

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| <div>Signed</div> <div></div> <div>Anne McDonald</div> | <div>Development Management<br/>North Hertfordshire District Council<br/>Council Offices<br/>Gernon Road<br/>Letchworth<br/>Herts<br/>SG6 3JF</div> |
| <div>Determining Officer</div> <div>Date: 7 May 2025</div>                                                                                |                                                                                                                                                     |