

DELEGATED FILE NOTE

CASE OFFICER: ...Tricia Craggs.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
26/01184/LBC	Remove existing cement-based render and paint finish to front elevation and replace with lime render and breathable paint finish.	The Old Bull 98 - 100 High Street Codicote Hitchin Hertfordshire SG4 8XE

Submitted Plan Nos

Location Plan Ground Floor Plan Existing Front Elevation Proposed Front Elevation

1.0 Policies

HE1 Designated heritage assets

SECN16 Conserve + enhance historic environment

2.0 **Site History**

2.1 Although not the most recent planning history the following is most relevant:

09/01661/1LB

Listed Building Consent: Installation of historic plaque on exterior front wall.

3.0 **Policies**

3.1 Section 16: Conserving and enhancing the historic environment of the National Planning Policy Framework (July 2021). Relevant paragraph numbers at Section 16 are as follows: 197, 199, 200 and 202.

Policy HE1 of the North Hertfordshire Local Plan 2011-2031.

4.0 **Representations**

4.1 **Press & site notices** – No comments received.

5.0 **Planning Considerations**

5.1 **Site and Surroundings**

5.1.1 [98-100 High Street Codicote is a Grade II listed building. The Historic England list entry is copied below](#)

GV II House, formerly 2 houses. C17 timber frame, recased mid C18. Plastered ground floor, whitewashed brick upper floor. Plain tile roofs. Right side is 1 storey, 1 casement, with gabled attic dormer. Left side is 2 storeys with 2 casements. Central door with simple flat hood. Canted bow windows either side. Floor band. Large C17/.18 red brick square chimney stack on rear right side.

It is located within the Codicote Conservation Area.

5.2 **Proposal**

5.2.1 The application is described as:

Remove existing cement-based render and paint finish to front elevation and replace with lime render and breathable paint finish.

5.3 **Key Issues**

5.3.1 The main issue is to consider the impact of the works on the special character of the listed building and upon the Codicote Conservation Area.

5.3.2 Currently the front elevation of the building is finished with a modern cement- based render and coated with a non-breathable masonry paint. Neither of these finishes are suitable for a historic building and have trapped moisture causing damage to the building's fabric.

5.3.3 The proposed works which are to remove the existing cement-based render and non-breathable paint using hand tools is considered to be conservation led and fully supported.

5.3.4 The proposed use of lime render and limewash are conservation led and fully supported.

Impact on the listed building

5.3.5 The proposal does not result in loss of historic fabric.

5.3.6 It removes inappropriate and damaging modern fabric and replaces with sympathetic materials that will sustain and enhance this heritage asset.

5.3.7 It will make a positive impact on both the character and appearance of the listed building and conservation area.

5.4 **Alternative Options**

5.4.1 None

5.5 **Pre-Commencement Conditions**

5.5.1 None applicable.

5.6 **Conclusion**

5.6.1 It is considered that the proposal will not occasion harm to the listed building's special character or harm the character or appearance of the Codicote Conservation Area. The proposal, thereby, satisfies the provisions of Sections 16(2) and 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, the aims of Section 16 of the NPPF and the aims of Policy HE1 of the North Hertfordshire Local Plan 2011-2031.

6.0 **Recommendation**

6.1 I recommend that listed building consent be **GRANTED**.

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.

Signed  Anne McDonald	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 30 June 2026	