



Saffron Loasby
North Herts Council
COUNCIL OFFICES
GERNON ROAD
LETCHWORTH GARDEN CITY
SG6 3JF

06-07-2026

Dear Ms Loasby,

**Arrangements for Handling Heritage Applications Direction 2021 & Planning
(Listed Buildings and Conservation Areas) Regulations 1990**

**OLD RAMERICK MANOR, BEDFORD ROAD, ICKLEFORD, HITCHIN, SG5 3SB,
ENGLAND
Application No. 26/01392/LBC**

Thank you for your letter of 2026-06-16 regarding the above application for listed building consent. On the basis of the information available to date, we offer the following advice.

Historic England Advice

The proposals include the addition of a modern extension onto the north-eastern corner of the house, the replacement of two windows with glazed doors, the replacement of modern cementitious render with lime render, and alterations at first floor level within the western wing.

Old Ramerick Manor is a charming multiphase house, which conceals behind an impressive Queen Anne facade the remains of a late medieval hall house, along with several substantial later phases. Its significance is rooted in its surviving early fabric, and the eclectic character of its later additions, which amply illustrate a long history of adaptation.

Perhaps the least significant part of the building is the early 19th-century western service wing. Whilst this wing forms an important part of the building's current massing, and has some aesthetic value, it is of lesser historic interest than the earlier parts.

The principal part of the proposals - the construction of a modern extension to the northern wall of the west service wing - would cause a little harm to the significance of the listed building through the loss of historic fabric from the northern wall and the



compromise of the intentional symmetry of the western elevation. This harm, however, would be low - less than substantial in the terms of the National Planning Policy Framework (NPPF), and at the lower end of the range.

Other proposed alterations to the western wing - the removal of the surviving historic ceiling and the associated removal of the surviving tie-beams from the northern half of the roof - would have a greater impact on significance through the removal of historic fabric and the compromise of the historic roof structure. The removal of the tie beams would probably also have structural implications, which should be clarified. We disagree with the suggestions in the Design and Access Statement that these proposed alterations would bring any heritage benefits; we accept, however, that they might promote the ongoing viable use of the building as a dwelling.

Of the other proposed alterations, the replacement of the cementitious render with lime render would have a positive impact, preventing the retention of moisture within the masonry or timber structures, and promoting the ongoing preservation of the historic fabric.

Insufficient information has been provided for us to understand the impacts of the proposed insertion of glazed doors into the eastern elevation of the former granary. The application documents suggest that there is evidence of a former door opening here (presumably in the brickwork), but any such evidence is not included within the application materials. If such an opening existed, then the proposals would cause a minimal amount of harm to significance through the loss of evidence of a historic alteration. If no such opening existed, the harm would be greater, and would require strong justification.

Historic England has no objections to these proposals. We recommend, however, that some clarification is sought (including through consultation with your specialist conservation advisers) before a decision is made. In particular, you should be satisfied that the harm that would be caused to significance through the proposed alterations to the first-floor bedroom is clearly and convincingly justified, according to the requirements of the NPPF, paragraph 213. You should also be satisfied that the proposals would not compromise the structural integrity of this part of the building.

Moreover, you should be satisfied that the proposed insertion of a doorway in the eastern elevation of the former granary or maltings is supported by physical evidence of a former opening here, and that enough information has been provided for the impact of the proposals on the significance of the building to be understood, according to the requirements of the NPPF, paragraph 207.

Recommendation



Historic England advises that your Council should seek the following clarifications and possible amendments to this application in order to limit the harm the proposals would do to the significance of Old Ramerick Manor.

- Clarification of the evidence for a previous opening to the eastern elevation of the former granary. If the evidence is doubtful, we recommend the further justification or the removal of this element of the proposals;
- Clarification of the structural impact of the proposed alterations to the roof of the west wing. You should also be satisfied that this element of the proposals has been clearly and convincingly justified.

Should the proposals remain unchanged, it will be for your Council to assess whether the harm to Old Ramerick Manor's significance would be outweighed by public benefits secured by the development. In doing so, it should give great weight to the conservation of this designated heritage asset.

If there are any material changes to the proposals beyond those we have suggested, please contact us. If you propose to determine the application in its current form, please inform us of the date of the committee and send us a copy of your report at the earliest opportunity. Please also advise us of the decision in due course.

Yours sincerely,

Dr Tom Taylor

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