

DELEGATED FILE NOTE

CASE OFFICER: ...Mark Simmons.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/01580/LBC	Internal and exterior repairs and minor alterations comprising of: i) new flooring on the ground floor and first floor; ii) localised electrical upgrades and new lighting; iii) redecoration of the staircase; iv) internal joinery redecoration and fitting; v) en-suite refurbishment; vi) door bay infill; vii) external brickwork and door redecoration.	Tudor House Poynders End Preston Hitchin Hertfordshire SG4 7RX

Submitted Plan Nos

001 002 003 004 005 006 007 008 009 010 011 012

1.0 Policies

HE1 Designated heritage assets

2.0 Site History

2.1 Please see planning history below:

23/00405/GEN - Alterations/ Listed Building

07/02930/1 - Detached two bay garage and workshop building with leanto log store.
Conditional Permission 11.03.2008

07/02942/1LB - Listed Building Consent: Extensions and alterations to existing barn, including new porch and rooflights (as amended by floor and elevational plans received 6.3.08).

Conditional Consent 02.04.2008

07/02931/1LB - Listed Building Consent: Two bay garage and workshop building with lean-to log store.

Withdrawn 15.01.2008

82/00918/1LB - Application for Listed Building Consent for erection of rear entrance porch involving partial demolition.

Consent

88/00757/1LB - Application for Listed Building consent for erection of two and single storey rear extensions (As amended by plans received 19 May 1988)

Consent

88/00756/1 - Erection of two and single storey rear extensions (as amended by plans received 19 May 1988)

Conditional Permission

91/00733/1 - Erection of stables with tackroom and storage (Amended plan received 1st August 1991)

Conditional Permission

01/00495/1EUD - Use of detached barn as a dwelling in association with the principal residence Tudor House

Granted

01/00995/1LB - Side conservatory.

Refused

01/01095/1HH - Side conservatory.

Refused

3.0 Policies

3.1 Policy HE1 of the North Hertfordshire Local Plan 2011 – 2031 is relevant as are the following paragraphs of Section 16 of the National Planning Policy Framework (Dec 2024):

- ☐ 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).

4.0 **Representations**

4.1 **Historic England** – Full response on file. HE concludes that:

We have considered this application in terms of this policy and would not object to the proposals in principle but recommend the Council seek clarification on the impact of blocking the ground floor doorway (and design alternatives) and ensure the new underfloor heating system and would allow the building to remain permeable to avoid issues with damp.

and the recommendation reads as:

Historic England supports the application in principle but would recommend the Council seek clarification on the impact of blocking the ground floor doorway (and design alternatives) and ensure the new underfloor heating system would allow the building structure to remain permeable to avoid issues with damp.

We consider that the issues and safeguards outlined in our advice need to be addressed in order for the application to meet the requirements of paragraphs 7, 8, 213 and 215 of the NPPF. In determining this application, you should bear in mind the statutory duty of section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 to have special regard to the desirability of preserving listed buildings or their setting or any features of special architectural or historic interest which they possess.

Your authority should take these representations into account and seek amendments, safeguards or further information as set out in our advice. We are content to leave this matter to the council along with the determination of the application without further reference to Historic England

Preston Parish Council – No comments received.

Press and Site Notices – No comments received.

5.0 **Planning Considerations**

5.1 **Site & Surroundings**

5.1.1 Tudor House is grade II* listed, therefore, considered to be a high value designated heritage asset. A free-standing octagonal dairy stands alongside and is a delightful

ornamental building from the early C19 and listed in its own right at grade II and not the subject of this application. Both list entries can be seen at the following links:

<https://historicengland.org.uk/listing/the-list/list-entry/1102430?section=official-list-entry>

<https://historicengland.org.uk/listing/the-list/list-entry/1176732?section=official-list-entry>

5.2 Proposal

- 5.2.1 The proposal is described as: ***Internal and exterior repairs and minor alterations comprising of: i) new flooring on the ground floor and first floor; ii) localised electrical upgrades and new lighting; iii) redecoration of the staircase; iv) internal joinery redecoration and fitting; v) en-suite refurbishment; vi) door bay infill; vii) external brickwork and door redecoration.***

5.3 Key Issues

- 5.3.1 The key issue is to consider the proposal in terms of the impact upon the special character of this grade II* listed building.

- 5.3.2 As noted in Historic England's response:

The proposed works comprise a series of relatively modest changes to the listed house chiefly affecting modern fabric or decorative finishes. Perhaps the most significant intervention is the replacement of the ground floor to install underfloor heating. We have no concerns about this in principle as the fabric to be removed appears to be modern, but not only should the ability of the floor and wall structures to allow the passage of water vapour be retained but this should be seen as an opportunity to improve that and avoid the possibility of harmful dampness in future.

The replacement of the concrete floor (taking care to consider remains of any earlier floor levels below) should allow for the use of breathable limecrete and at least an area around the exterior walls with full permeability.

The other matter we would like to comment on is the proposed blocking of a doorway on the ground floor. The heritage impact assessment submitted with the application is a very well-produced and helpful document, particularly in the way it establishes the significance of historic fabric and impact on it. In this case the assessment notes the impact blocking this doorway would have on historic fabric and we do not have any concerns about that. However, it is less clear if the blocking would affect an understanding of the circulation pattern in the building and its historic layout in a way which might affect its significance. We would therefore recommend the Council seek clarification on that point. If any such harm would result from the proposal the doorway might be blocked by sealing the door in place (or replacing it with a panel suggesting its previous use) to better reflect the former function

- 5.3.3 Attention is first place on items i) new flooring on the ground floor and first floor and vi) door bay infill of the description of works. On the first of these matters the case officer clarified with David Eve at Historic England that the underfloor heating is only proposed to the first floor Master Bedroom ensuite rather than to the ground floor as mentioned in Historic England's response. The only works proposed to the ground floor is that of introducing an engineered wood floor over the existing concreted screed floors as indicated at page 43 of the submitted Heritage Impact Assessment (HIA). Both the ground and first floor flooring works are considered acceptable.

- 5.3.4 The infilling of the opening from the dining room into the sitting room is covered at page 48 of the HIA as follows:

The existing built-in furniture, particularly in the primary bedroom, is outdated and not original feature. This LBC application is intended to renovate the furniture. On the ground floor, the existing shelving facing the French doors leading to the garden will be replaced to modernise the interior; the new shelving will have the same holding system as the previous shelving. A functional wall unit has been meticulously designed for the sitting room. The cabinet will be self-supporting and will not cause any damage to the wall structure.

and at page 50:

The works subject to this planning application are intended to fill in one of the two doors that currently facilitate access to the sitting room on the ground floor. The objective of this intervention is to optimise the room's layout, which already boasts an acceptable proportion, by eliminating the redundant door.

As this work is a light infill intervention, it is considered to be a minor intervention on the fabric of the building formed with timber framework and clad joinery. This would not have any impact on the historical fabric and would therefore be easily reversible, should be required in the future.

- 5.3.5 Considering Historic England's comment that the HIA notes the impact that blocking this doorway would have on historic fabric it is then said that it is "*less clear if the blocking would affect an understanding of the circulation pattern in the building and its historic layout in a way which might affect its significance*".
- 5.3.6 Clarification has been sought on this point as recommended by Historic England and I have discussed this with David Eve (Historic England). This opening is one of a pair that effectively form a 'baffle entry' to this part of the property and is at the junction between the C15 or early C16 S crosswing and the mid C17 hall range rebuilt. Neither opening here has a door but the openings are 'framed' with a simple square frame set within a moulded architrave which then sits proud of the wall finish. Blocking up this opening will impact upon the historic plan form and circulation but not to the extent of harming the building's special character and no fabric will be removed. The works are reversible should the need arise to reinstate the dual baffle-entry and the existing opening has been photographically recorded and details of the infill are proposed to be conditioned.

- 5.3.7 David Eve confirmed the following in an email dated 6 August 2025:

I can confirm I have no objection to the application and am content for the Council to determine it without further reference to Historic England. It was helpful to discuss the potential for installing underfloor heating in the house, a possibility which might be considered in future, and also the doorway which is proposed to be blocked. It does not seem there is clear evidence for a door having been in this location, so its role in historic circulation routes is unclear. I would therefore have no objection to it being blocked, as proposed, but would support the idea of retaining the existing architrave in place to indicate the history of change this feature has seen. I am quite content for you to consider this further and secure it by condition, if appropriate.

- 5.3.8 Having considered the detailed and informative Heritage Assessment and concurring

with the commentary, it is considered that items ii) localised electrical upgrades and new lighting; iii) redecoration of the staircase; iv) internal joinery redecoration and fitting; v) en-suite refurbishment; and vii) external brickwork and door redecoration are all considered acceptable and will not harm the building's special character.

5.3.9 With respect to point vii), the external works are noted at 4.8 on page 51 of the HIA as follows:

The external doors on the north side of the building are scheduled to be painted in a colour that reflects the historical colour scheme. These doors are in a pale water green and form part of the building's most recent extension, as outlined in Section 2. The proposed colours are Down Pipe or Gravel Black from the Farrow & Ball paint range.

The brickwork and plaster paint is outdated and poorly applied. To refurbish the painted facade, we proposed to be painted in a light colour from the Farrow & Ball palette, such as Pointing or Wevet, using breathable product.

These changes will have a positive aesthetic impact on the heritage of the building and improve the breathability of the fabric. Additionally, these chromatic choices align more closely with the traditional colour range of historic buildings.

Depending on the existing paint, a method will be chosen to safely remove paint from historic brick while preserving its character:

- ☐ Steam cleaning, which is gentle on the brick.
- ☐ Low-impact vapour blasting uses low-pressure air, water and a fine aggregate to gently remove paint and other materials from brick without damaging the surface.

The paint for the brick will be applied with professional assistance, including testing an area sample and ensuring material compatibility.

It should be noted that the black colour is 'Grate Black' not 'Gravel Black'.

5.4 Conclusion

5.4.1 I conclude that the proposed works would not harm the listed building's special character, thereby, satisfying the provisions of Section 16(2) 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.

5.5 Alternative Options

5.5.1 Non-applicable.

5.6 Pre-Commencement Conditions

5.6.1 Non-applicable.

6.0 Recommendation

6.1 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 method of removing paint from historic brickwork shall either be:

i) Steam cleaning, or

ii) Low-impact vapour blasting using low-pressure air, water and a fine aggregate

as set out at page 51 of the Heritage Assessment Part 2/2 (June 2025) 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 and Policy HE1 of the Local Plan.

3. The external doors to the North Elevation shall be painted in colour 'Down Pipe' or 'Grate Black' from the Farrow & Ball range and the previously painted brickwork and the render shall be finished with colour 'Pointing' or 'Wevet' also from the Farrow & Ball range as set out at page 51 of the Heritage Assessment Part 2/2 (June 2025) 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 and Policy HE1 of the Local Plan.

4. The existing architrave/framing forming the opening depicted at Section 4.7 on page 50 of the Heritage Assessment Part 2/2 (June 2025) shall be retained in-situ. In addition, a section detail at 1:1 or 1:2 metric scale showing the proposed method of infilling this opening shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the infill. Thereafter the works shall be implemented 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 this 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 Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 8 August 2025	