



FAO:
Planning Department,
North Hertfordshire Council

Ref: 24/02863/FPH
Date: 14/02/2025

BUILT HERITAGE ADVICE

Dear Sir / Madam,

RE: Mill End Farmhouse, Mill End, Sandon, Buntingford, Hertfordshire, SG9 0RP

The application is for erection of single storey pool house including solar panels and installation of outdoor swimming pool.

Mill End Farmhouse is a Grade II listed building (list entry number: 1347362). The farmhouse is a Grade II listed building which is described within its list entry as dating from the late sixteenth/early seventeenth century. The building is set back from the road and is located in a semi-rural position; modern development has altered the building's setting in recent history, including the construction of Mill End Farm, a new dwelling north of the listed building and modern agricultural barns to the north and west

The proposed development will be located to the south of the listed building, in an area of garden associated with the dwelling. In terms of scale, the new pool house will be subservient to the listed building and the construction of such a structure in the garden, along with a pool, is unlikely to harm the significance or setting of the listed building if appropriately designed.

The proposed pool house will be a single storey in height with a scooped roof, which raises in height to the rear above a small lean-to section of roof. The main roof will be zinc with integrated solar panels supported by aluminium posts. The walls will be partly glazed with natural stone. The design is contemporary and as a result will have a contrasting appearance when compared to the farmhouse. In particular, the use of stone does not take cues from the site, listed building or the local character and I have concerns regarding this and the general materiality, including roof form, of the design. Simplification of the roof form and a change in the wall material is recommended, to ensure that the proposal is appropriate in this rural context and does not harm the setting of the listed building; the design as proposed will cause less than substantial harm to the setting of the listed building.

When determining this application, the local authority should consider section 215 of the NPPF and section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Yours sincerely,

Laura Johnson
Senior Built Heritage Consultant
Historic Environment Team
Place Services



Note: This letter is advisory and should only be considered as the opinion formed by specialist staff in relation to this particular matter