

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/00174/LBC	Replacement fenestration including alterations to fenestration arrangement; internal alterations and demolition of existing conservatory. Insertion of 3no. rooflights and external weatherboarding to existing rear element (annexe).	The Old Rectory Stevenage Road Little Wymondley Hitchin Hertfordshire SG4 7HY

Submitted Plan Nos

2411_00 2411_01 2411_02

1.0 Policies

HE1	Designated heritage assets
SECN16	Conserve + enhance historic environment

2.0 Site History

2.1 The most recent planning history the following is most relevant:

24/02143/LBC - Internal partition alterations, bathroom and ensuite refurbishment and wall plaster repairs. New heating and hot water installation (as amended by revised Heritage, Design and Access Statement and drawing nos. 2411_01A and 2411_02A received on 19.11.2024).

CCON 21.11.2024

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 **Wymondley Parish Council** – No comments received.

Press & site notices – No comments received.

5.0 Planning Considerations

5.1 **Site and Surroundings**

5.1.1 The works affect The Old Rectory, Stevenage Road, Little Wymondley SG4 7HY. The Old Rectory, formerly the Laurels is a 18th Century detached property on the North side of Stevenage Road. The 0.32 acre plot shows the house with a forward detached garage and 3no.single storey outbuildings in the rear garden. The Old Rectory is a grade II listed building.

The list description states:

WYMONDLEY STEVENAGE ROAD TL 2127 (North side) Little Wymondley 11/167 The Laurels - - II House. Early C18 brick casing of possibly older house. Roughcast E and W ends with surface recessed from brickwork of front. Chequered red and blue brick. Slated roof. A 2-storeys, 2 windows wide, double-pile plan house with central entrance and gable chimneys, set well back from the road facing S. Symmetrical S front has central recess over gabled porch to 6-panels door (2 glazed: 2 fielded: 2 flush). Flush box

sash windows with 8/8 panes and flat gauged arches to both floors. Painted soffit to projecting eaves. Listing NGR: TL214562746

5.2 Proposal

- 5.2.1 The application is described as: ***Replacement fenestration including alterations to fenestration arrangement; internal alterations and demolition of existing conservatory. Insertion of 3no. rooflights and external weatherboarding to existing rear element (annexe).***

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.
- 5.3.2 Roof alterations that include material changes and the addition of dormers or rooflights can potentially affect the character and significance of listed buildings and conservation areas. They strongly contribute to a building's interest and appearance. Any changes can noticeably alter how the building and area looks.

Guidance on Alterations to Listed Buildings IHBC Toolbox Guidance Note GN2021/1 - January 2021

- 5.3.3 At 5.1.1 it states:

A building derives much of its character and appearance from its roof. Roofs often contain the oldest and least altered parts of a building. Alterations should respect what survives in its original form and any later positive evolutionary changes of definite quality should also be retained and not altered.

- 5.3.4 At 5.1.2 it states:

The removal of unsympathetic past alterations such as an ill-proportioned mansard or additional floor should be encouraged but this should always be based upon firm evidence of the original state of the roofs and any associated features such as parapets, dormers and chimneys, etc. Photographic records and plans in national or local archives may provide the necessary evidence in support

Impact on the listed building

- 5.3.5 The replacement Sashlite double glazed units are supported as they are of the correct style and proportions and replace unsympathetic non-historic windows with the exception of Window 01 and W11 on the front elevation which should be retained and repaired as they are original historic fabric.
- 5.3.6 Other proposed internal works are supported as they do not affect historic fabric (all are later additions) and therefore would not cause harm to the listed building.

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 with the exception of the removal of two original windows W01 and W11 on the front elevation. The proposal with this exception thereby, satisfies 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.

6.0 **Recommendation**

- 6.1 In light of my report, I recommend that listed building consent be **GRANTED** for 'Replacement fenestration including alterations to fenestration arrangement (excluding windows W01 and W11); internal alterations and demolition of existing conservatory. Insertion of 3no. rooflights and external weatherboarding to existing rear element (annexe)'.

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. Listed Building Consent hereby granted EXCLUDES windows W01 and W11 on as shown and listed in the schedule on submitted drawing No. 2411-02.

Reason: The Old Rectory is a detached, 18th century, grade II listed building. Windows W01 and W11 possess special interest and contribute positively to the listed building's special character. The removal of these windows will occasion harm to the listed building's special character, therefore, will fail to satisfy 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. The degree of harm is considered moderate to low on the less than substantial harm continuum. The building is considered to have an optimum viable use and there are no public benefits to outweigh the harm identified.

3. Prior to the manufacture and installation of those proposed windows that have been hereby granted consent, detailed metric scale section drawings of the replacement windows including 1:1 scale drawing of proposed glazing bars and glazing system and method of opening shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the windows shall be installed 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.

Signed  Shaun Greaves Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 6 May 2025	