

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
24/02891/LBC	Installation of 1 No rooflight to southwest elevation roofslope	2 Westbury Farm Close Offley Hitchin Hertfordshire SG5 3FL

Submitted Plan Nos

Location Plan Block Plan 012 Existing Plans 012 Proposed Plans

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:

16/01966/1LB

The installation of 2 No roof lights to south west elevation roof slope.

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 2 Westbury Farm Close is a Grade II listed building within the Gt. Offley Conservation area.

OFFLEY LUTON ROAD TL 1427 (West side) Great Offley

12/115 South range of farm - buildings at Westbury Farm, running from Westbury House to road

GV II

Farm buildings. C17 and early C19. Timber frame on brick sills, dark weatherboarded, with steep slated roofs, roof of N barn half-hipped. An irregular range generally facing E consisting of an L-shaped barn at N adjoining the outbuildings of Westbury House, and extending to S as a stable.

Adjoining this to S a C19 open fronted cartshed of 3 bays with higher and deeper S bay. Linked to rear corner of the latter is a 4-bays open-fronted similar building with S gable next the road. Included for group value.

Listing NGR: TL1412527072

5.2 **Proposal**

5.2.1 The application is described as:

Installation of 1 No rooflight to southwest elevation roofslope.

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 Gt. Offley Conservation Area.

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.

5.1.2 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

5.3.4 There has been a previous application for the insertion of rooflight to this roof slope which have been consented at this property as well as others on the Westbury Farm complex.

5.3.5 This additional roof light will be located on the same roof slope as those granted under **16/01966/1LB** and will not be visible from the public domain. Given that this roof has already been punctuated by rooflights this addition would not harm the significance of either the listed building or the 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 Gt. Offley 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: 23 May 2025	