

DELEGATED FILE NOTE

CASE OFFICER: ...William Thompson.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/00379/LBC	Single storey rear extension	Cottage Farm Kimpton Bottom Kimpton Hertfordshire SG4 8EU

Submitted Plan Nos

KOD-A-100 KOD-A-101 Location plan

1.0 Policies

HE1 Designated heritage assets

SECN16 Conserve + enhance historic environment

2.0 **Site History**

2.1 25/00379/LBC - Single storey rear extension

Pending Consideration

2.2 17/02739/1 - Erection of stable block containing 3 stables and tack room following demolition of existing timber stables (as amended by drawings received 03/01/2018).

Conditional Permission

2.3 15/00917/1LB - Erection of stable block containing 3 stables and tack room following demolition of existing timber stables (as amended by drawings received 03/01/2018).

Conditional Consent

2.4 10/03054/1HH - Retention of two storey side and single storey rear extensions. Erection of single storey rear breakfast room extension and front entrance porch.

Conditional Permission

2.5 10/03055/1LB - Retention of two storey side extension with addition of new external render following demolition of flat roofed side extension. New rendered gabled porch to east elevation. Render rear single storey kitchen and utility room extensions. New rear glazed screen and roof lantern to create breakfast room. Blockwork to east and west elevations replaced with brickwork. New small paned casement windows with a pair of French doors and side light to the west elevation. Internal alterations including new staircase. Retention of replacement roof structure and new tiles to historic building

Conditional Consent

2.6 05/01014/1HH - Two storey side and single storey rear extension following demolition of existing flat roof side extension and front entrance porch.

Conditional Permission

- 2.7 05/01015/1LB - Two storey side and single storey rear extension following demolition of existing flat roof side extension. Demolition of the existing front porch and opening up of earlier doorway with new porch. Partial bricking up of east elevation with the introduction of new windows. New door and replacement window in north elevation. Internal alterations including removal of staircase and partitions in the north bay of the house, alterations to first floor partitions, new staircase and partitions to form ground floor cloakroom in southern bay of existing building.

Conditional Consent

3.0 Representations

- 3.1 **Kimpton Parish Council** – No objection.

- 3.2 **Conservation Officer** – No objection – See below.

4.0 Planning Considerations

4.1 **Site and Surroundings**

- 4.1.1 Cottage Farm is grade II listed and is located within the Green Belt. The building is considered a Designated Heritage Asset for the purpose of applying the aims of Section 16 of the NPPF. The list entry reads as follows:

House. Early C17. Late C18 red brick casing. Extension on N c1930. Central cross wing with parquetted sables and exposed purlins. Plain tile roof. 2 storeys. 3 casements, those of cross wing with heavy wood frames. External chimney stack on S gable end is early C17 with 2 joined square shafts and tiled projections. Circa 1965 casements to S bay.

4.2 **Proposal**

4.2.1 Listed Building Consent is sought for a single storey rear extension.

4.3 **Key Issues**

4.3.1 The key issue in this case is the proposed developments impact upon the character and appearance of the designated heritage assets.

4.3.3 The Council's Conservation Officer provided a formal comment on the 19th May 2025, considering the impact of the proposal upon the listed building. The following conclusion has been lifted from that report:

*"There is/are **NO OBJECTION/S**. The scheme will satisfy the provisions of Sections 16(1) and 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and the aims of Section 16 of the NPPF and Policy HE1 of the North Hertfordshire Local Plan 2011-2031."*

4.3.4 Given the modest nature of the proposal and that no objection has been raised from the conservation officer, it is not considered that the proposal would cause unacceptable harm to the listed building. The impacts of the proposal on the character and appearance of the building and its significance as a designated heritage asset are therefore considered acceptable. The proposal complies with Policy HE1 of the Local Plan, and Section 16 of the NPPF.

4.4 **Conclusion**

4.4.1 The proposed development is acceptable in heritage terms, in accordance with Policy HE1 of the Local Plan and Section 16 of the NPPF.

4.5 **Alternative Options**

4.5.1 N/A

4.6 **Pre-commencement Conditions**

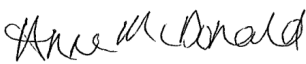
4.6.1 N/A

5.0 **Recommendation**

5.1 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.

Signed  Anne McDonald	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 23 May 2025	