

DELEGATED FILE NOTE

CASE OFFICER: ...Melissa Tyler.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
24/02747/LBC	Single storey side extension to provide a 1-bed ancillary annexe following demolition of existing detached timber shed (as a variation of planning permission 23/02866/LBC granted 16.02.2024)	The Old Bakery Chapel Street Hinxworth Baldock Hertfordshire SG7 5HN

Submitted Plan Nos

PL001A PL113 B PL114 B PL115 B

2.0 **Site History**

- 2.1 Extensive site history relating to a number of single and two-storey extensions and a detached garage, from 2002 to 2021.
- 2.2 23/02865/FPH Single storey side extension to provide a 1-bed ancillary annexe following demolition of existing detached timber shed (as amended by plans received 16th January 2024). **Conditional Permission**
- 2.3 23/02866/LBC Single storey side extension to provide a 1-bed ancillary annexe following demolition of existing detached timber shed (as amended by plans received 16th January 2024). **Conditional Consent**

3.0 **Representations**

- 3.1 **Conservation Officer** – The proposal will not harm the special character of The Old Bakery or harm the character or appearance of the Hinxworth Conservation Area. The proposal therefore satisfies the provisions of Sections 16(2) (LBC only) and 66(1) (FPH only) and 72(1) (both) of the Planning (LB & CA) Act 1990 and will accord with Section 16 of the Framework or Policy HE1 of the North Hertfordshire Local Plan 2011 – 2031. The proposal is **UNOBJECTIONABLE** in heritage terms

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

- 4.1.1 The Old Bakery (previously called 'Fir Trees' and this is how the property is described in the list entry) is grade II listed and is located within the Hinxworth Conservation Area. The list entry is as follows:

House. C16 or earlier gable-ended range with C19 left extension forming L plan. Timber frame on right. Painted brick casing. Later C17 red brick ridge chimney stack with vitrified brick dressings. 2 storeys. The gable end has C19 sash windows to ground and 1st floor and a door on left, all with thin flattened-arch hood moulds. Inside this range is evidence of an extensive scheme of wall paintings in a ground floor room. Probably late C16, only surviving on studs. Floral pattern in black, white and red. (RCHM Typescript).

4.2 **Proposal**

- 4.2.1 This application seeks listed building consent for the erection of a single-storey side extension to provide a 1-bed ancillary annexe, following demolition of existing detached timber shed.

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.
- 4.3.2 The Conservation Officer submitted their formal response to this application on the 5th March 2025, stating the following on the proposal:
- 4.3.3 The proposal will not harm the special character of The Old Bakery or harm the character or appearance of the Hinxworth Conservation Area. The proposal therefore satisfies the provisions of Sections 16(2) (LBC only) and 66(1) (FPH only) and 72(1) (both) of the Planning (LB & CA) Act 1990 and will accord with Section 16 of the Framework or Policy HE1 of the North Hertfordshire Local Plan 2011 – 2031. The proposal is **UNOBJECTIONABLE** in heritage terms.

4.4 **Conclusion**

- 4.4.1 As above.

4.5 **Alternative Options**

- 4.5.1 N/A

4.6 **Pre-commencement Conditions**

- 4.6.1 The agent is in agreement with the proposed pre-commencement conditions.

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.

2. Details and/or samples of materials to be used for the works, hereby granted consent, shall be submitted to and agreed, in writing, by the Local Planning Authority before any works are commenced.

Reason: To safeguard the character and appearance of the listed building to which this consent relates and to comply with Policies SP13 and HE1 of the North Hertfordshire Local Plan 2011 to 2031.

Signed  Anne McDonald	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 24 March 2025	