

DELEGATED FILE NOTE

CASE OFFICER: ...Thomas Howe.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/01516/LBC	Internal and external alterations to existing cart shed one 2-bed ancillary annex (to existing farmhouse) and ancillary leisure facilities (as amended by drawing nos. REF-CS-003-ELEV B1 and REF-CS-003-PLAN B1 and as amplified by REF-CS-Doors & Windows Rev A received on 12/09/2025).	Rustling End Farm Rustling End Codicote Hitchin Hertfordshire SG4 8TD

Submitted Plan Nos

REF-CS-LOC rev A REF-CS-002-PLAN REF-CS-002-ELEV REF-CS-003-PLANS-Rev-B1 REF-CS-003-ELEV B1

HE1 Designated heritage assets

SECN16 Conserve + enhance historic environment

2.0 **Site History**

- 2.1 25/01515/FPH - Conversion of existing cart shed to one 2-bed ancillary annex (to existing farmhouse) and ancillary leisure facilities (part renewal of previously approved planning permission 18/00742/FP granted on 03.07.2018).– Pending
- 2.2 25/00651/FPH - Single storey glazed infill link on north elevation and single storey glazed link between farmhouse and henhouse. External alterations to henhouse and stables to include alterations to fenestration to facilitate conversion to additional ancillary accommodation. – Conditional Permission
- 2.3 25/00652/LBC - Single storey glazed infill link on north elevation and single storey glazed link between farmhouse and henhouse. Internal and External alterations to henhouse and stables to include alterations to fenestration to facilitate conversion to additional ancillary accommodation. – Conditional Consent
- 2.4 18/00742/FP - Conversion of two existing outbuildings to create one 2-bed dwelling with separate vehicular access and one 1-bed ancillary annex (to existing farmhouse) – Conditional Permission
- 2.5 18/00743/LBC - Internal and external alterations to 2no. outbuildings to facilitate conversion of 1no. outbuilding to 1-bed ancillary annex (to existing farmhouse) and 1no. outbuilding to 2-bed dwelling with separate vehicular access. – Conditional Consent

3.0 **Representations**

3.1 **Conservation Officer – No Objection:**

Conservation – Following amendments to the window details, the Conservation Officer considered the proposal was acceptable. Recommends conditions.

3.2 Neighbours: N/A

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

- 4.1.1 Rustling End Farm comprises a Grade II Listed residential dwelling off Rustling End, near to Codicote. The site is within the Green Belt. Its list entry reads as follows:

“Farmhouse. C17 timber frame. Late C18 or early C19 red brick casing. Gable ends have some C17 flint and red brick chequered walling. Plain tile roof. 2 storeys. 5 windows, those of ground floor segmental headed. 2-light C20 casements. Door on right centre in c1970 tile-hung porch. External left chimney stack. Rear gabled projection on right with some exposed timber framing. Interior has exposed beams and joists forming 3-4 bays.”

4.2 **Proposal**

- 4.2.1 Listed Building Consent is sought for: Internal and external alterations to existing cart shed one 2-bed ancillary annex (to existing farmhouse) and ancillary leisure facilities (Renewal of previously approved listed building application 18/00743/LBC granted on 03.07.2018).

4.3 **Key Issues**

- 4.3.1 The key issues for consideration are the impact the proposal would have on the character and appearance on the grade II listed building.
- 4.3.2 The Conservation officer advised no objection to the proposed development. The Conservation officer considers that the proposed works would not significantly detract or impact on the listed building to merit an objection. I consider that the proposal would retain the character and significance of the building, and would not harm its significance as a heritage asset.
- 4.3.3 The impacts of the proposal on the character and appearance of the building and its significance as a designated heritage asset are considered acceptable.

4.4 **Conclusion**

- 4.4.1 The proposals are acceptable in listed building terms.

4.5 **Alternative Options**

- 4.5.1 None applicable.

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. The existing concrete roof tiles on the cart shed building shall be removed and replaced with reclaimed clay tiles to match the main house as set out in submitted document entitled 'Materials & Finishes' unless otherwise agreed and approved in writing by the Local Planning Authority.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of this curtilage-listed building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Policy HE1 of the Local Plan.

3. All new windows / external doors/ frames shall be manufactured in timber unless otherwise agreed and approved in writing by the Local Planning Authority.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of this curtilage-listed building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Policy HE1 of the Local Plan.

4. Notwithstanding the approved drawings, a 1:1 detail section of the glazing system including glazing bar profile shall be submitted to and approved in writing by the Local Planning Authority prior to the manufacture of the windows. 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 this curtilage-listed building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Policy HE1 of the Local Plan.

5. 'REF-CS: Doors & Windows - rev A' dated 30 August 2025 unless otherwise agreed and approved in writing by the Local Planning Authority.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of this curtilage-listed building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Policy HE1 of the Local Plan.

6. The new rainwater goods shall be as set out in submitted document entitled 'Materials & Finishes' unless otherwise agreed and approved in writing by the Local Planning Authority.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of this curtilage-listed building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Policy HE1 of the Local Plan.

7. Full structural details regarding the formation of the roof of the former stable together with first floor accommodation in both this building and the cart shed as referred to on approved drawing no. REF-CS-003-PLANS Rev B1 & cross-sectional workings, shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of these parts of the approved scheme. Thereafter, the structural interventions shall be carried out 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 this curtilage-listed building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Policy HE1 of the Local Plan.

8. The floor and ceiling insulation shall be as set out in submitted document entitled 'Materials & Finishes' unless otherwise agreed and approved in writing by the Local Planning Authority.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of this curtilage-listed building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Policy HE1 of the Local Plan.

9. Details of all new internal doors shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of that part of the alterations hereby consented.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of this curtilage-listed building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Policy HE1 of the Local Plan.

Signed  Anne McDonald	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 25 September 2025	