

DELEGATED FILE NOTE

CASE OFFICER: ...Mark Simmons.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
24/01527/LBC	Remove existing render to North Gable prior to timber frame repairs or replacement, remove existing concrete plinth and reinstate brick plinth, installation of insulation, woodfibre board and re-render with limecote. Extend window sills prior to redecoration (as amplified by Survey and Method Statement received on 29.07.2024, drawing no. 15007-S-01 Remedial Plinth Sketch (1) received on 16.08.2024 and Proposed Section Sketch 01 received on 20.08.2024).	Youngloves Farmhouse Southern Green Rushden Buntingford Hertfordshire SG9 0SP

Submitted Plan Nos

Location Plan Existing and Proposed Elevations 15007-S-01 Remedial Plinth Sketch (1)
Proposed Section Sketch 01

1.0 Policies

HE1	Designated heritage assets
SECN16	Conserve + enhance historic environment

2.0 Site History

2.1 The full planning history can be viewed on file and only a selection of applications are provided below:

92/00201/1LB - Single storey side extension to provide store/boiler room and enlargement of existing ground floor window on south elevation.

CON 13.04.1992

92/00284/1 - Single storey side extension to provide store / boiler room.

CP 30.04.1992

98/00485/1HH - Two storey rear extension.

CP 09.06.1998

98/00486/1LB - Two storey rear extension (as amplified by plan received 13.5.98)
CON 09.06.1998

24/01123/LBC – Remove existing render to East Gable prior to timber frame repairs or replacement, installation of insulation, wood fibre board and re-render with Limecote. Extend window sills prior to redecoration (as amplified by side elevation drawing no. GAL 421 (PC) 100 and survey/method statement received on 04/07/2024).
CCON 22.07.2024

3.0 Policies

3.1 Policy HE1 of the North Hertfordshire Local Plan 2011 – 2031 is relevant as are the following paragraphs of the NPPF (2023 version):

- 1.0 **200** (local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting)
- 2.0 **203** (desirability of new development making a positive contribution to local character and distinctiveness),
- 3.0 **205** (great weight should be given to the asset's conservation),
- 4.0 **206** (clear and convincing justification), and
- 5.0 **208** (harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use).

4.0 Representations

4.1 **Rushden and Wallington Parish Council** – No comment received. However, this is a similar proposal to that considered under ref: 24/01123/LBC, with respect to which the following Parish Council response was received:

The proposal was discussed at an Extraordinary Parish Council Meeting on the 13th June 2024. No objections have brought to the attention of the Parish Council by members of the public. The Parish Council consider that the overall proposed repairs are acceptable, and therefore has no objection to the application.

Press & site notices – No comments received.

5.0 Planning Considerations

5.1 Site & Surroundings

5.1.1 Youngloves is grade II listed and is located within the Southern Green Conservation Area. Both the building and the area are Designated Heritage Asset for the purpose of applying the aims of the NPPF. The list entry reads as follows:

House. C16, extended C17 and C18. Timber frame with some red brick, largely roughcast. Tiled roofs. Originally an open hall of 2 unequal bays. 1 bay added to right in C17. C18 blocks added at right angles to rear right and front left. Entrance in right bay of original open hall with raking tiled hood over porch, ground floor flanking 3 light flush frame casements, leaded lights. Flanking entrance bay two 3 light gabled dormers with leaded lights. Right gable end on C17 bay has a 2-light casement. C18 block to rear right has a taller ridge, larger leaded 2 light casements. Red brick ridge stack, originally external on C17 bay. At left end projecting forward second C18 block has an entrance on inner elevation with a raking tiled hood, first floor 3 light casement, ground floor left red brick to gable end which is brick to end stack with a projecting oven, part weatherboarded.

Left return red brick and weatherboarded. To rear lean-to additions and a C19 stack. Interior: cambered tie beams, clasped purlin roof. (RCHM Typescript).

5.2 Proposal

- 5.2.1 The proposal is ***'Remove existing render to North Gable prior to timber frame repairs or replacement, remove existing concrete plinth and reinstate brick plinth, installation of insulation, woodfibre board and re-render with limecote. Extend window sills prior to redecoration (as amplified by Survey and Method Statement received on 29.07.2024, drawing no. 15007-S-01 Remedial Plinth Sketch (1) received on 16.08.2024 and Proposed Section Sketch 01 received on 20.08.2024).'***

5.3 Key Issues

- 5.3.1 The key issue here is to consider the impact of the proposal on the listed building and the character and appearance of the Southern Green Conservation Area. With reference to Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990, the following should be noted: "In considering whether to grant listed building consent for any works the local planning authority or the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special interest or historic interest which it possesses".

- 5.3.2 The following details have been received in support of this application:

- 1.0 Survey and Method Statement received on 29.07.2024,
- 2.0 Letter from Edward Parsley Associates regarding Proposed Plinth/Sole Plate Remedial Details and accompanied by drawing no. 15007-S-01 Remedial Plinth Sketch (1) received on 16.08.2024, and
- 3.0 Proposed Section Sketch 01 received on 20.08.2024.

- 5.3.3 Under ref: 24/01123/LBC, consent was granted to introduce 60mm woodfibre board with 15mm render once the existing cement render had been removed. When on site on 20 August 2024 to discuss the details received 16 August 2024 in terms of the brick plinth, it was realised that the external wall build-up would be significant and would result not only in a relatively deep overhang at plinth level but would also impact quite significantly on window openings, corner finishes and the transition in the depth of the wall finish above pentice board level. Consequently, it is now proposed that 40mm woodfibre board is used which, although performing less well in terms of U-values, will result in a better detail overall. This approach is also to be applied to the already consented but not yet implemented scheme for the east gable under ref: 24/01123/LBC.

- 5.3.4 The Survey and Method Statement ('SMS') dated 28th July 2024 states:

The repairs are proposed to be carried out on the following:

- a. North Elevation
- b. Full sole plate repair/replacement
- c. Repair to 1 main posts
- d. Replacement of 2 existing studs
- e. Introduction of 1 new stud
- f. Rebuild of plinth in either existing bricks, reclaim bricks or new bricks with sympathetic reclaim finish.

- 5.3.5 It is noted at 2.1 of the SMS that:

2.0 The sole plate has perished over time and holds no structural integrity; estimation that over

50% of the timber.

- b. The sole plate is also under sized for the building and is not supporting the main posts.*
- c. The sole plate appears to have a baseline dimension of 7 inches by 6 inches.*
- d. The sole plate sits on a combination of existing brick plinth and what is believed to be concrete.*
- e. In total, there are 7 studs that have been exposed by 1.2m from sole plate level.*
- f. 2 stud which are modern softwood will be replaced with oak studs*
- g. 1 main post which is in good condition but will need to be connected to the sole plate using appropriate connections.*

5.3.6 On page 9 of the SMS the following is noted:

3.1. Sole Plate & Plinth Remediation Steps

- 1.0 Utilizing acrows, the building will be supported at key areas to ensure that the building remains safe and stabilised whilst works are carried out.*
- 2.0 The remains of the existing sole plate will be carefully removed ensuring that damage to the studs is avoided.*
- 3.0 Inspection of the bottom of the studs will be carried out once the sole plate is removed to check for any other defects.*
- 4.0 A new sole plate of 4.4m will then be installed in place of the existing sole plate.*
- 5.0 The new sole plate will be of "Green Oak".*
- 6.0 Timber connections between the new sole plate and studs will be made by Mortice and Tenon.*
- 7.0 It is proposed that no underpinning will be required, but where required new bricks will be used to replace existing bricks which have perished or have no structural integrity.*
- 8.0 Where required, existing bricks will be replaced or repaired using lime mortar.*

3.2. New Stud

- a. Two new studs of 4x4 will replace stud 1 and stud 4.*
- b. The new studs will be connected to the mid plate using the existing mortice.*
- c. The new studs will be connected to the sole plate using new mortice and tenon connections. Introduce 1 new stud after stud 7.*

5.4 **Alternative Options**

5.4.1 None applicable.

5.5 **Pre-Commencement Conditions**

5.5.1 None applicable.

5.6 **Conclusion**

5.6.1 The extent of work is considered well-justified and will not occasion harm to the listed building's special character or the character or appearance of the Southern Green Conservation Area. Consequently, the proposal will satisfy 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, and is, therefore, **UNOBJECTIONABLE**.

6.0 **Recommendation**

6.1 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 North Elevation re-rendering shall be undertaken in lime render with a smooth, wood-float finish 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 the grade II listed building under Section 16(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Policy HE1 of the North Hertfordshire Local Plan 2011-2031.

Signed  Sam Dicocco Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 29 August 2024	