

DELEGATED FILE NOTE

CASE OFFICER: ...Vicki Wood.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/02292/LBC	Single storey rear extension and internal alterations (as amended by plan received on 09/10/2025).	Glebe Cottage Church Lane Weston Hitchin Hertfordshire SG4 7DJ

Submitted Plan Nos

1030-06A 1030 - 01 1030 - 02 1030 - 03 1030 - 04 1030 - 05 1030 - 07 1030 - PL300 1030 - PL302
1030 - PL303 1030 - PL304

1.0 Policies

1.0 National Planning Policy Framework (2024)

Section 16 Conserving and enhancing the historic environment

1.1 North Hertfordshire Local Plan (2011-2031)

Strategic Policies

Policy SP13 Historic environment

Development Management Policies

Policy HE1 Designated heritage assets

2.0 Relevant Site History

- 2.1 25/02291/FPH - Single storey rear extension. Decision Pending.
- 2.2 25/00088/FPH - Rear extension with habitable accommodation in roofspace. Withdrawn.
- 2.3 25/00089/LBC - Rear extension with habitable accommodation in roofspace and associated internal alterations. Withdrawn.
- 2.4 22/02346/FPH - Erection of front porch following demolition of existing porch (as amended by plans received 13th October 2022). Conditional Permission.
- 2.5 22/02347/LBC - Erection of front porch following demolition of existing porch (as amended by plans received 13th October 2022). Conditional Consent.
- 2.6 21/03201/FP - Single storey detached double garage following demolition of existing detached double garage (as amended by plan no. 2021-04 PL.003 received 23rd November 2021). Conditional Permission.
- 2.7 21/01263/FPH - Single storey rear extension. Single-storey side/rear linked extension (as amended by drawing nos. PL.005E; - 06G; -07F; -08L and -09J received on 02/09/2021). Conditional Permission.
- 2.8 21/01264/LBC - Single storey rear extension. Single-storey side/rear linked extension. Re-rendering, external alterations including replacement windows and internal

alterations (as amended by drawing nos. PL.005E; - 06G; -07F; -08L and -09J received on 02/09/2021). Conditional Consent.

2.9 Various DOC's approved in relation to 21/01264/LBC yet some remain outstanding.

2.10 21/01026/FPH - Erection of one and a half storey detached double garage with first floor use as an office, following demolition of existing detached double garage. Refused.

3.0 **Representations**

3.1 **Weston Parish Council** – None received.

3.2 **NHC Conservation Officer** – No objection subject to conditions.

3.5 **Press, Site Notice and Neighbour Consultation** – 1 comment has been received from the owner/occupier of Far End, Maiden Street and refers to works undertaken to the front of the property which involves the laying of hardstanding for a parking of two vehicles. Planning Enforcement have been made aware.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 Glebe Cottage is a large, detached grade II listed building which lies adjacent to Holy Trinity Church, its car park and other listed properties to the north. The site is within the Weston Conservation Area and the Green Belt.

4.2 **Proposal**

4.2.1 Single storey rear extension (as amended by plan received on 09/10/2025).

4.2.2 The application has been amended to include an existing site plan which was omitted at validation stage.

4.2.3 A Design and Heritage Statement is submitted in support of the development.

4.3 **Key Issues**

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

4.3.2 The Conservation Officer has expressed concern regarding materials to be used and the re-use where possible of an existing window. Subject to these comments, no objection is raised, and various conditions recommended.

4.4 **Conclusion**

4.4.1 NO OBJECTION to the scheme as it will satisfy the provisions of Sections 16(2) (LBC only), and 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and the aims of Section 16 of the NPPF (2024) and Policy HE1 of the North Hertfordshire Local Plan 2011-2031.

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.

2. The extension shall receive a natural slate 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 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Policy HE1 of the Local Plan 2011-2031.

3. The rear gable window shall be salvaged from the existing bedroom extension and reused in the extension's rear gable end or a new timber window shall be installed that precisely matches the existing window directly to the left on the rear elevation in terms of framing, glazing bar profile, method of opening, ironmongery and external finish.

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 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Policy HE1 of the Local Plan 2011-2031.

4. All new rainwater goods shall be black-painted metal or black cast-iron effect 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 grade II listed building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Signed  Anne McDonald Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 19 November 2025	