

North Hertfordshire District Council

Building Conservation comments

File Ref: 24/01458/FPH & 24/01459/LBC

Date: 27/09/2024

Planning Officer: AH

Address: Peascod Hall, London Road, St Ippolyts, Hitchin, Hertfordshire SG4 7NJ

Subject: Part two storey and part single storey rear extension incorporating rear porch canopy following demolition of existing rear elements.

1.0 Recommendation

- 1.1 Subject to the draft conditions below, it is considered that the proposal will not occasion harm to the listed building's special character. I, therefore, raise **NO OBJECTION** on the basis that the proposal will satisfy the provisions of Sections 16(2) (LBC only) and 66(1) (FPH only) of the Planning (Listed Buildings and Conservation Areas) Act 1990, Section 16 of the NPPF and the aims of Policy HE1: Designated Heritage Assets, of the North Hertfordshire Local Plan 2011-2031.

2.0 The Local Plan and NPPF

- 2.1 Since commenting previously, the Local Plan has been adopted (8 November 2022) and the NPPF has also changed (Dec 2023). Policy HE1 of the North Hertfordshire Local Plan 2011 – 2031 is relevant as are the following paragraphs of the NPPF:

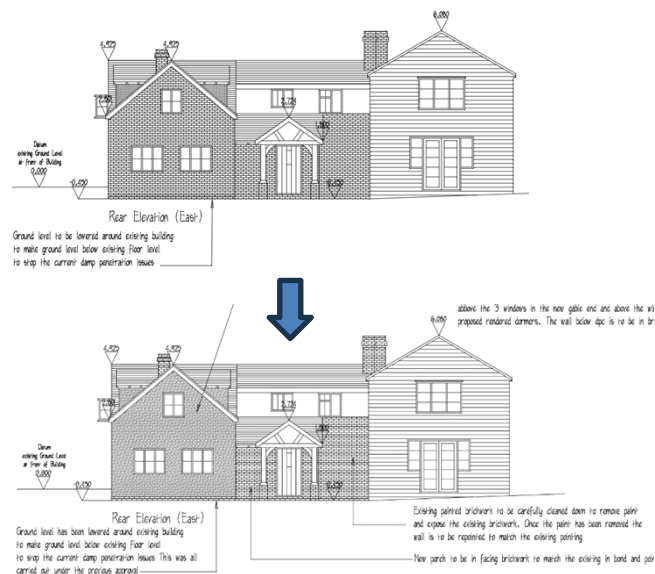
- 200 (*local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting*)
- 203 (*desirability of new development making a positive contribution to local character and distinctiveness*),
- 205 (*great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

3.0 Context

- 3.1 Peascod Hall is grade II listed and is a Designated Heritage Asset for the purpose of applying the aims of Section 16 of the NPPF. The list entry reads as follows: ***Farmhouse, now a private house. C17 or earlier, early C18 brick front, C19 N wing. Timber frame roughcast, cased in red chequered brick on W and S, timber frame white weatherboarded N wing. Old red tile roofs, N wing of lower pitch. A small L-shaped house, set back from road, facing W. Older, 1 1/2-storeys, 2-cells, central entrance plan range with former external N gable chimney and very large open fireplace to rearwall chimney in S room. 2-storeys later N crosswing projects to W. W front has 2 gabled dormers at the eaves, central entrance, and 4 casement windows with cambered arches. Plank door. Rearwall heightened by 1M with 2 windows. Projecting gable of N wing has a flush 2-lights casement window to each floor. 2 similar windows on each floor on each side. Louvred shutters to front gable. Interior has axial chamfered beams, exposed joints in S room. Shouldered head to 2 recesses in back of large open fireplace.***



- 3.2 I previously commented on an extension scheme at this property under ref: 15/03099/1PRE on 21st January 2016 then commented under ref: 18/00319/LBC for *'Part two storey, part single storey rear extensions, internal alterations, replacement windows and minor alterations to window positions.'*
- 3.3 So far as I can see, the only discernible difference between the scheme consented in 2018 and that under consideration now, is that the rear gable projection is proposed to be rendered as opposed to brick-faced. Subject to brick choice, facing brickwork as consented would sit well alongside the existing brick-faced sections of the building. Having said that, the building has several external wall treatments (boarding, facing brickwork, painted brickwork and render). Whilst the boarding is the most dominant, this relates to a large C19 north wing with the earlier, lower building being brick-faced. It is considered that the changing the external appearance of the proposed two-storey extension from brickwork to render will not have an adverse impact upon the listed building's special character.



4.0 Suggested conditions

1. Standard time condition
2. A sample panel indicating brick type, bond and mortar mix for the porch extension shall be made available for inspection on site and approved in writing by the Local Planning Authority prior to the commencement of the above ground brickwork. Thereafter the brickwork shall be implemented in accordance with the approved sample panel.

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.

3. A sample of the roof material for both the single-storey and two-storey extensions shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the roofing works. Thereafter the roofs shall be implemented 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 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.

4. The extensions hereby approved shall incorporate an 'open' eaves i.e. exposed rafter feet, 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.

5. Section details (at a metric scale including 1:1 scale drawing of glazing bar profiles) of all new windows together with details of window ironmongery, shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of that part of the alterations hereby approved. Thereafter the new windows shall be implemented 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 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.

6. 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 approved. Thereafter the new internal doors shall be implemented 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 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.

7. Details of all new rainwater goods shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of that part of the alterations hereby approved. Thereafter the rainwater goods shall be implemented 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 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.

Mark Simmons
Senior Conservation Officer