Listed Building Consent Justification Statement

Site at: 'The Hoops', Mill End, Sandon, Buntingford, Hertfordshire, SG9 0RN

Proposed Development: Internal Staircase and Associated Internal Works

1.0 The Property

1.1 'The Hoops' is grade 2 listed. The official description is as follows:

SANDON MILL END TL 33 SW (East side) 7/75 The Hoops II House, formerly a public house. Mid to late C17, extended C19. Timber frame, rendered. Tiled roof. 4 cells, lobby entry. 2 storeys. Ground floor: central entrance, door slightly recessed with bracketed hood, flanking 3 light small pane flush frame casements, a single light casement to right, to far left a second door. First floor three 2 light casements and a horizontal sliding sash to right. Rendered axial ridge stack behind entrance. Internal left end red brick ridge stack. Exposed purlins in left gable end. Attached to right and projecting forward is a C19 out-shut, an entrance in inner elevation, hipped roof and stack. Right end 3 light casements and a 3 light dormer. Scattered casements to rear.

2.0 The Proposal and Relevant Planning Background

2.1 This application is for the construction of an internal staircase within what is the existing kitchen-dining area. It would provide access to the first-floor and result in a reduction of the floor-area of the Master Bedroom and the need for a partition wall and door to be constructed at first-floor level to provide new enclosure to the Master Bedroom. These works would be entirely confined to a modern part of the house which was added during or after 1999 under planning approval 99/00096/1HH.

2.2 The proposed works are an alternative to an internal arrangement which included a new staircase that was approved under planning application reference 17/0406FPH and Listed Building Consent reference 17/04061/LBC.

3.0 National Planning Policy

The National Planning Policy Framework (NPPF)

3.1 The NPPF promotes a general presumption in favour of protecting and preserving designated Heritage Assets such as Listed Buildings and Conservation Areas from change that would diminish their value to society by harming special character, appearance and historic fabric. Ideally, development or other works should enhance or have a neutral effect.

4.0 Local Planning Policy

North Hertfordshire District Local Plan No.2

4.1 This is the current adopted plan which is comprised of a total of thirty-three 'saved' policies, none of which has any direct relevance to the consideration of internal alteration works to Listed Buildings.

North Hertfordshire District Proposed Submission (2016) Local Plan 2011-2031

4.2 This is the emerging new local area plan but it has not yet been formally adopted. Nevertheless, it is a material consideration in the application of the Development Management process. The following policy of this plan is the most relevant to consideration of the merits of the proposed works. It has been acknowledged in the conception of these works with the objective being an acceptable degree of compliance as appropriate, in light of all other specific material considerations and circumstances pertaining:

HE1: *'Designated Heritage Assets'*

5.0 Heritage Value Assessment

5.1 The building is of historical and architectural importance in that it is an approximately three hundred and fifty year old building, typical of the Hertfordshire vernacular tradition. It is aesthetically attractive and certainly contributes positively to the rural scene and sense of place. However, its quality and/or rarity value are reflected by its Grade II listing which indicates that in relative terms it is of the more common-place and therefore, again in *relative* terms, less susceptible to change that might diminish its significance as a 'Heritage Asset'. It is also a building that has maintained its domestically focussed function over its life and therefore has a living history of alteration and enlargement to suit the needs of different eras. This organic real-life change would be artificially brought to an end if in our own time the building is no longer allowed to be adapted, within reason, to meet modern usage and expectations. The proposed alterations would involve a sympathetic continuation of this historic process without jeopardising the genuine vernacular appearance and historic fabric of the building, or it's setting, that are the defining characteristics that give it a special value to wider society.

6.0 Conclusion

6.1 When considering the merits of the proposed development the Local Planning Authority is respectfully requested to take fair and reasonable account of all material considerations pertaining. The applicant believes that in doing so the proposed works can be seen to comply with the spirit, purpose and objectives of the NPPF and all directly relevant local area policies relating to the protection of Heritage Assets which indicates that a grant of Listed Building Consent would be appropriate. The authority is at liberty to impose any conditions it deems reasonable and necessary to ensure the required outcome to the project.