

Householder Application for Planning Permission for works or extension to a dwelling; Listed
Building Consent for alterations, extension or demolition of a listed building

Town and Country Planning Act 1990 (as amended); Planning (Listed Buildings and Conservation
Areas Act) 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number	
Suffix	
Property Name	Old Ramerick Manor
Address Line 1	Bedford Road
Address Line 2	
Address Line 3	Hertfordshire
Town/city	Ickleford
Postcode	SG5 3SB

Description of site location must be completed if postcode is not known:

Easting (x)	Northing (y)
517175	235009

Description

Applicant Details

Name/Company

Title

Mrs and Mr

First name

Alison and Kevin

Surname

Boyle

Company Name

Address

Address line 1

Old Ramerick Manor Bedford Road

Address line 2

Address line 3

Town/City

Ickleford

County

Hertfordshire

Country

Postcode

SG5 3SB

Are you an agent acting on behalf of the applicant?

- ☒ Yes
- ☐ No

Applicant Contact Details

Primary number

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

SG5 1NQ

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Description of Proposed Works

Please describe the proposed works

Altering an existing window to form a new doorway to the northern elevation to improve rear courtyard/garden access
The re-instatement of a doorway to the Eastern Maltings gable and the installation of UFH
New internal partitions to form a new utility area.
The opening up of the northern elevation of the Victorian West Wing and a new rear extension.
The vaulting of the bedroom in the Victorian West Wing and minimal movement of internal walls

Has the work already been started without consent?

- ☐ Yes
☒ No

Listed Building Grading

What is the grading of the listed building (as stated in the list of Buildings of Special Architectural or Historical Interest)?

- ☐ Don't know
☐ Grade I
☒ Grade II*
☐ Grade II

Is it an ecclesiastical building?

- ☐ Don't know
☐ Yes
☒ No

Immunity from Listing

Has a Certificate of Immunity from Listing been sought in respect of this building?

- ☐ Yes
☒ No

Demolition of Listed Building

Does the proposal include the partial or total demolition of a listed building?

- ☒ Yes
- ☐ No

If Yes, which of the following does the proposal involve?

a) Total demolition of the listed building

- ☐ Yes
- ☒ No

b) Demolition of a building within the curtilage of the listed building

- ☐ Yes
- ☒ No

c) Demolition of a part of the listed building

- ☒ Yes
- ☐ No

If the answer to c) is Yes

What is the total volume of the listed building?

3360.00	Cubic metres
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What is the volume of the part to be demolished?

12.00	Cubic metres
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What was the date (approximately) of the erection of the part to be removed?

Month

January

Year

1900

(Date must be pre-application submission)

Please provide a brief description of the building or part of the building you are proposing to demolish

There was an open-air porch and external access WC added in the Early 20th century. There is also a blank north face which we propose demolishing a section of to allow access to the proposed rear extension

Why is it necessary to demolish or extend (as applicable) all or part of the building(s) and or structure(s)?

The porch is poor quality brick construction in comparison to the rest of the building fabric. The proposed rear extension will replace this. The extension is proposed in order to future-proof the Manor House to be better suited for family living, and maximise views and enjoyment of the landscape to encourage care and maintenance of the site throughout its future.
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Listed Building Alterations

Do the proposed works include alterations to a listed building?

- ☒ Yes
- ☐ No

If Yes, do the proposed works include

a) works to the interior of the building?

☒ Yes

☐ No

b) works to the exterior of the building?

☒ Yes

☐ No

c) works to any structure or object fixed to the property (or buildings within its curtilage) internally or externally?

☐ Yes

☒ No

d) stripping out of any internal wall, ceiling or floor finishes (e.g. plaster, floorboards)?

☒ Yes

☐ No

If the answer to any of these questions is Yes, please provide plans, drawings and photographs sufficient to identify the location, extent and character of the items to be removed. Also include the proposal for their replacement, including any new means of structural support, and state references for the plan(s)/drawing(s).

Please see uploaded plan drawings 020 and 021 with downtakings, elevation drawings 030-033 with downtakings, section drawing 035 with downtakings, and images, visuals and further descriptions within the Design and Access Statement

Materials

Does the proposed development require any materials to be used?

☒ Yes

☐ No

Please provide a description of existing and proposed materials and finishes to be used (including type, colour and name for each material) demolition excluded

Type:

Other

Other (please specify):

Materials as described in the DAS

Existing materials and finishes:

Red bricks from the Queen Anne and Georgian and Victorian periods featuring flemish bonds, stretcher bonding, timber framing carried out in various periods, rendered areas of stucco and clunch. A polychromatic tile pattern defines the parapet roof to the South, with a large clay tiled catslide roof that defines the rear.

Proposed materials and finishes:

The material palette is limited to brick, copper, partially timber framed slimline glazing and a green roof. Inspired by the decorative brick arrangements of the existing house, varied brick configurations are proposed as modern interpretations of the existing ornamentation, tying in materially and tonally whilst being visually distinct in order to respect the heritage of the existing house. Weathered copper is proposed for the roof trim as a soft material to tie in with the warm tones of the existing roof. The green roof is proposed in order to link the extension to the landscape as well as boosting biodiversity. The glazed link is proposed to set a clear distinction between the extension and existing building. Timber framed and slimline windows are carefully positioned to frame the views of the surrounding landscape.

Are you supplying additional information on submitted plans, drawings or a design and access statement?

☒ Yes

☐ No

If Yes, please state references for the plans, drawings and/or design and access statement

For proposed materials see pages 31-32 in the Design and Access Statement

Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway?

- ☐ Yes
☒ No

Is a new or altered pedestrian access proposed to or from the public highway?

- ☐ Yes
☒ No

Do the proposals require any diversions, extinguishment and/or creation of public rights of way?

- ☐ Yes
☒ No

Parking

Will the proposed works affect existing car parking arrangements?

- ☐ Yes
☒ No

Trees and Hedges

Are there any trees or hedges on the property or on adjoining properties which are within falling distance of the proposed development?

- ☐ Yes
☒ No

Will any trees or hedges need to be removed or pruned in order to carry out your proposal?

- ☐ Yes
☒ No

Biodiversity net gain

Paragraph 13 of Schedule 7A of the Town and Country Planning Act 1990 sets out that every planning permission granted for the development of land in England shall be deemed to have been granted subject to the 'biodiversity gain condition' requiring development to achieve a net gain of 10% of biodiversity value.

This is subject to exemptions, an exemption applies in relation to planning permission for a development which is the subject of a householder application, within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order (2015)*.

Applicants for planning permission are required to make a statement as to whether they believe the biodiversity gain condition will apply if permission is granted, please confirm:

- ☒ It is my belief that if permission is granted for the development to which this application relates the biodiversity gain condition would not apply

*A 'householder application' means an application for planning permission for development for an existing dwellinghouse, or development within the curtilage of such a dwellinghouse for any purpose incidental to the enjoyment of the dwellinghouse which is not an application for change of use or an application to change the number of dwellings in a building.

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- ☒ Yes
- ☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- ☒ The agent
- ☐ The applicant
- ☐ Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- ☒ Yes
- ☐ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

***** REDACTED *****

First Name

***** REDACTED *****

Surname

***** REDACTED *****

Reference

25/03109/PRELB

Date (must be pre-application submission)

23/02/2026

Details of the pre-application advice received

Proposed Works and their impact on significance

The building's significance lies in its history as a key agricultural with its built form and historic fabric provide evidence of the changes of its development from a hall-house to a large farmhouse and later manor house.

Of high aesthetic value is its landscape value and various architectural features that include:

- The maltings
- The zig zag roof
- The Queen Anne staircase

However, of paramount importance is the how the building has evolved over six centuries. This has of course included additions/interventions which have ranged from positive to negative.

This request for pre application advice would see a continuum of an evolution of a value heritage asset and special regard should be given to the impact on significance both to history fabric, scale etc as well as its place in the landscape.

Proposed extensions to the west wing – a single storey rear extension to the west wing to form a new kitchen and living space. This will integrate with the existing west wing which when referring to above diagram of significance is considered to be of moderate significance. This assessment is supported and the proposed addition would not see a high level of harm to the existing fabric of the building.

Of more concern/interest is how the development will appear visually in the landscape which has been highlighted as forming an intrinsic and vital contribution to the overall significance of this designated asset. The proposed extension is unapologetically modern in design but has included detailing and materials

that would be acceptable (subject to the full Listed Building application)

At the on-site pre application visit there were discussions regarding incorporating wider brick pillars on the northern elevation offering further robustness to this garden elevation. However, it is acknowledged the desire to have visibility from within towards the landscape may be paramount.

As for the other proposed interventions as listed in the DAS 1-7 overall these are supported as it will less than substantial harm and see elements of heritage gain.

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

- ☐ Yes
- ☒ No

Ownership Certificates and Agricultural Land Declaration

Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 & Regulation 6 - Planning (Listed Buildings and Conservation Areas) Regulations 1990

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of **all** the land to which this application relates; **and** has the applicant been the sole owner for more than 21 days?

E.g. All the land is owned by a single individual

- ☒ Yes
- ☐ No

Is any of the land to which the application relates part of an Agricultural Holding?

- ☐ Yes
☒ No

Certificate Of Ownership - Certificate A

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/the applicant was the owner* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding**

* 'owner' is a person with a freehold interest or leasehold interest with at least 7 years left to run.

** 'agricultural holding' has the meaning given by reference to the definition of 'agricultural tenant' in section 65(8) of the Act.

NOTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.

Person Role

- ☐ The Applicant
☒ The Agent

Title

Ms

First Name

Hannah

Surname

Stott

Declaration Date

27/05/2026

☒ Declaration made

Declaration

I/We hereby apply for Householder planning & listed building consent as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

Hannah Stott

Date

15/06/2026

Amendments Summary

We received notification that the application was invalid due to the red line boundary not meeting the main road and the note "do not scale" on our drawings. This has been amended on all drawings and all drawings have been re-uploaded. We also received a notification that the site is in flood risk zone 2 - we have completed and uploaded the householder flood risk form, however we have also overlaid the flood risk map on our own plans to show that the flood risk area does not infringe on or near any of the area proposed for the extension.