

DELEGATED FILE NOTE

CASE OFFICER: ...Tricia Craggs.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
26/01297/LBC	Part dismantle chimney stack (development already carried out) followed by rebuild (375mm) with brickwork finished in white-painted lime render to match existing.	St Hughs Cottage Luton Road Cockernhoe Luton Hertfordshire LU2 8PY

Submitted Plan Nos

Location Plan HUG/CH/26/02 - Existing and Proposed Elevations

1.0 Policies

HE1 Designated heritage assets

SECN16 Conserve + enhance historic environment

2.0 **Site History**

2.1 The most recent relevant planning history:

94/00035/1

Detached double garage with workshop area at ground floor, with two bedroom Chauffeur's flat above (amended by drawing no 30592 - 20A received 28.3.94)

3.0 **Policies**

3.1 Section 16: Conserving and enhancing the historic environment of the National Planning Policy Framework (July 2021). Relevant paragraph numbers at Section 16 are as follows: 197, 199, 200 and 202.

Policy HE1 of the North Hertfordshire Local Plan 2011-2031.

4.0 **Representations**

4.1 **Offley Parish Council** – No comments received.

4.2 **Press & site notices** – No comments received.

5.0 **Planning Considerations**

5.1 **Site and Surroundings**

5.1.1 St High's Cottage, Luton Road Cockenhoe is a listed building (Grade II).

[OFFLEY THE GREEN TL 12 SW \(West side\) Cockernhoe](#)

[6/83 No. 82/83 - \(St. Hughs Cottage\)](#)

[- II](#)

[2 cottages now one house. Early C18, Gothicised in C19 by Sowerby estate. Red brick, front roughcast, roof of shingles with wide plastered eaves soffit. A](#)

symmetrical 4 windows long building facing E set back on the edge of the green. Single-storey lean-to on each end. Central internal chimney and lobby entrance with porch. Blind recess over porch. Paired windows on ground floor and 2 blocked doorways next outer corners. Regularly spaced 1st floor windows. 2-light cast iron lattice casement windows.

Listing NGR: TL1260223554

5.2 **Proposal**

5.2.1 The application is described as:

Part dismantle chimney stack (development already carried out) followed by rebuild (375mm) with brickwork finished in white-painted lime render to match existing.

5.3 **Key Issues**

5.3.1 The main issue is to consider the impact of the works on the special character of the listed building.

5.3.2 Roof alterations that include material changes and the addition of dormers or rooflights alterations to chimneys and their stacks can potentially affect the character and significance of listed buildings. They strongly contribute to a building's interest and appearance. Any changes can noticeably alter how the building and area looks.

Guidance on Alterations to Listed Buildings IHBC Toolbox Guidance Note GN2021/1 - January 2021

5.3.3 At 5.1.1 it states:

A building derives much of its character and appearance from its roof. Roofs often contain the oldest and least altered parts of a building. Alterations should respect what survives in its original form and any later positive evolutionary changes of definite quality should also be retained and not altered.

Impact on the listed building

5.3.4 The proposed rebuilding of the chimney stack was required due to the structural instability of the previous and falling brickwork and render onto the pathway in front of the property.

5.3.5 The proposal as described in the submitted drawing HUG/CH/26/02 is supported as it uses salvaged bricks from the part demolition of the previous chimney with the appropriate traditional materials and method.

5.3.6 As a result the proposal is not considered to cause harm the significance of the listed building.

5.4 **Alternative Options**

5.4.1 None

5.5 **Pre-Commencement Conditions**

5.5.1 None applicable.

5.6 **Conclusion**

5.6.1 It is considered that the proposal will not occasion harm to the listed building's special character. The proposal, thereby, satisfies the provisions of 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.

6.0 **Recommendation**

6.1 I recommend that listed building consent be **GRANTED**.

Signed  Anne McDonald	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 12 August 2026	