

NORTH HERTFORDSHIRE DISTRICT COUNCIL

Planning (Listed Buildings and Conservation Areas) Act 1990

DECISION NOTICE

Correspondence Address:

Blake Architects
1 Coves Barn
Jackbarrow Road
Winstone
GL7 7JZ

Applicant:

Mr Tom Williams

Application:

25/03188/LBC

Proposal:

Insert 2no. rooflights in North Elevation, second floor window in West Elevation and internal alterations to facilitate loft conversion (as amended by drawing nos. 25.11.03.22 Rev A; - 23 Rev A; - 24 Rev A; - 25 Rev A; - 26 Rev A; - 27 Rev A; - 28 Rev A; - 32 Rev A; - 33 Rev A; - 34 Rev A and - 40 Rev A received on 9 March 2026 and amplified by drawing nos. 25.11.03.17; - 41 and - 42 also received on 9 March 2026)

Location:

Maydencroft Manor , Maydencroft Lane, Gosmore,
Hertfordshire, SG4 7QA

Approved Plan Nos:

25.11.03.10-Location Plan
25.11.03.11-Ground Floor Plan Context
25.11.03.12-Existing First Floor Plan
25.11.03.13-Existing Attic Floor Plan
25.11.03.14-Existing Roof Plan
25.11.03.16-Existing North Elevation
25.11.03.40-Proposed Rooflight Detail
25.11.03.17-Existing West Elevation
25.11.03.22 Rev A -Proposed First Floor Plan
25.11.03.23 Rev A -Proposed Attic Floor Plan
25.11.03.24 Rev A -Proposed Roof Plan
25.11.03.25 Rev A - Proposed Sections

25.11.03.26 Rev A - Proposed North Elevation
25.11.03.27 Rev A - Proposed Site Plan
25.11.03.28 Rev A - Proposed West Elevation
25.11.03.32 Rev A - Proposed First Floor Plan Context
25.11.03.33 Rev A - Proposed Attic Floor Plan Context
25.11.03.34 Rev A - Proposed Roof Plan Context
25.11.03.40 Rev A - Proposed Rooflight Details
25.11.03.41-Proposed Roof Details
25.11.03.42-Proposed Glazed Hatch Details

PARTICULARS OF DECISION

In pursuance of its powers under the above Act and the associated Orders and Regulations, the Council hereby **GRANT LISTED BUILDING CONSENT** to the works described above and proposed by you in your application received with sufficient particulars on 8 January 2026.

The consent is 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. As noted on approved drawing no. 25.11.03.23 Rev A, 40mm insulating lime plaster shall be applied to the inside face of render carrier boards leaving timber studs visible (item 9) and lime plaster shall be applied to the face of 40mm woodfibre insulation boards between the timber frame leaving the frame visible on the bathroom side (item 10) 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.

3. The existing 2-panelled door to Bedroom 6 as depicted on page 7 of the submitted Design and Access Statement incorporating Heritage Statement shall be reused as the new entrance door to Bedroom 6 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.

4. The proposed door onto the first-floor corridor shall be the salvaged hardwood door (currently in storage) referred to at page 9 of the Design and Access Statement incorporating Heritage Statement 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.

Signed:



Shaun Greaves
Development and Conservation Manager

Development Management
North Hertfordshire District Council
Council Offices
Gernon Road
Letchworth
Herts
SG6 3JF

Date: 15 April 2026

The Council's Privacy Notice is available on our website: <https://www.north-herts.gov.uk/home/council-data-and-performance/data-protection/information-management-gdpr>

NOTES

- 1 **Failure to satisfy conditions may invalidate this permission and/or result in enforcement action. Particular attention should be paid to the requirements of any condition in bold.**
- 2 Circular 04/2008 (Planning Related Fees) states that where an application is made under Article 21 of the Town and Country Planning (General Development Procedure) Order 1995, a fee will be payable for any consent, agreement or approval required by condition or limitation attached to the grant of planning permission.
- 3 No fee is payable for any consent, agreement or approval required by condition or limitation attached to the grant of a Listed Building Consent. The request can be informal through the submission of a letter or plans, or formal through the completion of an application form and the submission of plans. Any number of

conditions may be included on a single request. The form is available on the Council's website:

www.north-herts.gov.uk/home/planning/planning-applications/submit-planning-application

- 4 If you are aggrieved by this decision, you may appeal to The Planning Inspectorate, , within 6 months of this decision or, in exceptional circumstances, such longer period as the Secretary of State may agree.

Appeals can be made online at: <https://www.gov.uk/planning-inspectorate>.

If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

- 5 The District Council and County Highway Authority wish to ensure that, in the implementation of the development, hereby approved, the highway verge adjacent to the property is not damaged or does not become unsightly due to the stationing of skips, parking of vehicles, storing of building materials etc thereon. Your attention is, therefore, drawn to the provisions of Section 131 of the Highways Act 1980 and to the Hertfordshire County Council Bylaws 1955 (specifically relating to grass margins and verges in Letchworth) by virtue of which such actions, unless authorised by the prior grant of a licence, constitute a prosecutable offence. Persons responsible for undertaking the development and any associated works are, therefore, strongly encouraged to take appropriate steps to ensure that no breach of the said legislation occurs during the course of such activities. In the event of any damage being caused it will be expected that suitable reinstatement is undertaken upon completion of the development. Failure to do so could also result in legal action being pursued. To obtain information regarding the issue of licences, contact the Hertfordshire Highways, Northern Area Office, Antelope House, Gates Way, Stevenage, SG1 3HL or telephone 01438 757800.