

DELEGATED FILE NOTE

CASE OFFICER: ...Mark Simmons.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/03188/LBC	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)	Maydencroft Manor Maydencroft Lane Gosmore Hertfordshire SG4 7QA

Submitted 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

1.0 Policies

HE1	Designated heritage assets
SECN16	Conserve + enhance historic environment

2.0 Site History

2.1 The full planning history can be viewed on file and the most relevant are listed below:

24/02763/LBC - Alterations to first floor partitions and door openings. Further to applications: 21/00218/LBC & 21/00217/FPH, 24/00282/LBC (as amended by plan received 10 April 2025).

CCON 01.05.2025

24/00282/LBC - Alterations to partitions on first floor level of the East Wing. Insertion of metal framed leaded light casements to new east elevation windows previously permitted as timber frame casements. Insertion of conservation roof light on the east (rear) elevation.

CCON 03.06.2024

21/00218/LBC - Insertion of doors to South and North elevations, alteration of kitchen roof line back to original pitch and insertion of two dormer windows on the East elevation. Erection of single storey side extension on North elevation. Removal of existing velux roof light and existing rear orangery. Lime washing brickwork of 1980's part of house, repairs to historic fabric and internal alterations (as amended by plans received on 16/06/2021).

CCON 14.10.2021

21/00217/FPH - Insertion of two dormer windows on East elevation and single storey side extension on North elevation (as amended by plans received on 16/06/2021).

CCON 14.10.2021

80/00230/1LB - Erection of two storey side extension and single storey rear extension. Installation of additional dormers.

CP 24.03.1980

80/00294/1LB - Erection of two storey side extension, single storey rear extension, internal alterations and installation of additional dormer window.

CON 24.03.1980

3.0 **Policies**

3.1 Policy HE1 of the North Hertfordshire Local Plan 2011 – 2031 is relevant as are the following paragraphs of Section 16 of the National Planning Policy Framework (Dec 2024):

- **135 c)** (sympathetic to local character and history, including the surrounding built environment),
- **207** (local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting)
- **210** (desirability of new development making a positive contribution to local character and distinctiveness),
- **212** (great weight should be given to the asset's conservation),
- **213** (clear and convincing justification), and
- **215** (harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use).

4.0 **Representations**

4.1 **Historic England** – Initial response dated 23 January 2026 raised concerns – see extracts below from recommendation:

Historic England has concerns regarding the application on heritage grounds, particularly the subdivision of the attic space, addition of insulation to the roof timbers and installation of rooflights and consider this could result in harm to significance of the listed building in terms of the NPPF, paragraphs 212 and 215. We therefore recommend the Council consider if further information could be sought on the impact of subdividing the attic space and of lining the roof structure to establish the likely harm to significance and potential ways of avoiding this Your authority should take these representations into account and seek amendments, safeguards or further information as set out in our advice. If there are any material changes to the proposals, or you would like further advice, please contact us.

Response to re-consultation dated 16 March 2026 - *Thank you for your letter of 10 March 2026 regarding further information on the above application for listed building consent. On the basis of this information, we do not wish to offer any comments. We suggest that you seek the views of your specialist conservation adviser.*

St Ippolyts Parish Council – No objection.

Press & site notices – No representations received.

5.0 **Planning Considerations**

5.1 **Site & Surroundings**

5.1.1 Maydencroft Manor is grade II* listed and is therefore a Designated Heritage Asset of High Importance for the purpose of applying the aims of Section 16 of the NPPF. The list can be found at the following link:

<https://historicengland.org.uk/listing/the-list/list-entry/1347391?section=official-list-entry>

Of particular interest to this application in the list entry is the following:

"House. Late medieval former open hall house in E part of N wing, C16 E wing possibly built as a separate house, united and hall floored over early C17 ('EC/1615' on oak pillar supporting

inserted floor), later in C17 originally unheated block to W of hall, subsequently kitchen added to N wing, gabled stair turret on E side of E wing, and L-shaped lean-to service room in NE angle of kitchen and hall..... large open fireplace in middle of rear (E) wall but indications that the S end bay may originally have been partitioned off....The medieval hall was of one bay with a narrow screens passage bay to W the whole forming a square plan with smoke blackened clasped-purlin roof.....”

5.2 Proposal

- 5.2.1 The works were originally described as: Insertion of 4no. rooflights in North Elevation and internal alterations to facilitate loft conversion. However, following Historic England's response and further discussions with the applicant and their architect an amended description has been agreed ***‘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)’.***

5.3 Key Issues

- 5.3.1 The key issue is to consider the proposal in terms of the impact upon the special character of this grade II* listed building.
- 5.3.2 The loft conversion proposed sits within the historic east west range and the following is noted at page 5 of the submitted Heritage Statement:

The original medieval hall was square in plan and open to the rafters, evident by soot blackened rafters in the loft. The adjoining solar and service rooms were added in the late 16th or early 17th

Century, possibly around the same time the first floor, staircase turret and fireplaces were inserted. The most substantial addition was the building of the ‘east wing’, the range running north south from the original east west range of the house. To the north of the hall the service range with fireplace was added around the same time, this contained the brewery. The range running east west was extended again to the west end late 17th Century.

- 5.3.3 At page 6 of the HS it goes on to say:

The chimney in the far northeast corner of the north wing is a 20th Century insertion, seen above roof level and then internally with a chimney breast diagonally across the corner of the room at both ground and first floor level. At first floor a modern fireplace surround is fixed to the surface of the wall with the opening blocked up, this may have always been a ‘dummy’ fireplace at first floor level as it is directly above the wood burning stove installed at ground floor level or it was installed for use at first floor level only and later altered to serve the ground floor when the adjacent external chimney on the end of the gable was removed to widen the ground floor window, later in the 20th Century. Its significance is relatively low in the heritage of the house but does hold some clues to 20th Century changes to the house so has a low historic value.

The loft space of the north wing holds significant clues to the building’s past in its surviving historic timber roof frame, all other materials have been replaced; the end gable infills and the roof tiles and the way they are installed. There is a lath and plaster ceiling to the first floor which at low level is hidden below modern insulation.

Blackened timbers in this roof space mostly over Bedroom 4 within the void above the higher ceiling level and what looks to be some fading out into the space above bedroom 5/the ensuite are signs of the original Hall house where fires would have been lit in the centre of the floor before the introduction of the chimneys and fireplaces. This is of significant evidential value.

5.3.4 At page 8 of the HS the proposals are set out:

1. Removal of the chimney breast at first floor level back to a stack around the flue servicing the ground floor log burner. Retaining external appearance of chimney.
2. New partition wall in Bedroom 6 making a smaller bedroom and extended hallway for locating stairs to the loft space.
3. Move existing door into bedroom 6 to the new partition wall, essentially retaining the existing entrance door to the bedroom but in a new location.
4. Removal of built in wardrobe in Bedroom 6.
5. New timber staircase to loft space.
6. New door opening placed in hallway at first floor level to provide fire escape protection, use of salvaged hardwood door (which is in storage on site) and matches style of some other first floor doors.
7. New floor joists installed alongside the existing ceiling joists at low level and boarding to create structural floor at low level. Retain lath and plaster ceilings at first floor level.
8. New breathable insulation to underside of roof with historic rafters left visible.
9. Lime render internal face of new render carrier boards on end gable, leaving timber studs visible.
10. Install partition walls creating bathroom space at low level. Main loft space left 'open' to eaves to retain visual impact of the volume and views of the historic roof frame. (Space under eaves has limited head room down to 0mm). Existing truss within Bathroom space left in place.
11. Insertion of 4no rooflights to north pitch of roof.
12. Installation of upgraded fire protection system.

5.3.5 It is noted that the mock fireplace at first floor proposed to be removed is C20 (probably early). There would be a small impact in terms of loss of fabric, but this would not result in harm. Inserting a stud wall into this room would also not occasion harm and it is noted that the ceiling over Bedroom 6 is not lath-and-plaster. Consequently, there is no objection to alterations at first floor (items 3, 4, 5, 6 and 7).

5.3.6 In their response, Historic England states:

*Proposals to create a new bedroom with ensuite bathroom affect the attic space above the former hall. This includes a new staircase to the attic from the 1st floor involving the demolition of a modern chimney and a new hallway on the first floor and doubling the existing floor joists in the attic and overlaying them with boards. This seems likely to have relatively little impact on historic fabric and its appearance. Of more concern is the proposal to subdivide the attic where historic roof structure can be seen and obscure that roof structure by lining it. This proposal could detract from the significance of the attic by partitioning it and so harm the ability to appreciate its carpentry and the open volume it historically had. The bathroom area would occupy a large part of the space, and it is not clear how high the partition walls would rise and how they would affect the roof timbers. **There is smoke blackening on these rafters which could also be damaged and obscured. It is suggested that historic rafters would remain visible despite the lining of the roof.** No detail of this has been provided, but even with material added between the rafters it has potential to obscure and damage the rafters and their finishes. Also of concern is the external appearance of the proposed roof lights on the north slope as these would detract from the traditional roof finish. If the other matters are addressed and it proves possible to convert the attic without subdividing the space a single traditional dormer window would be more suitable.*

- 5.3.7 Following a detailed assessment, it was noted that the smoke-blackened timbers stop short of the bay containing Bedroom 6. A significant section of timber framing defines the end bay within the loft where there is a collar tie with peg-jointed studs below. To access the short bay beyond this and where the WC was originally proposed would have required stooping under the collar tie and between two of the studs. It is from this bay eastwards within the loft that the smoke-blackened timbers are noted. The applicant has agreed to omit this space from the loft conversion. Furthermore, there is only limited appreciation of the roof space beyond this point as there is a partially vaulted or combed ceiling to the middle bay (Bedroom 5) on the first floor. Historic England's concern that the attic space would subdivide where historic roof structure can be seen and carpentry appreciated, is noted but the fabric and character of the left space would not be harmed.
- 5.3.8 Historic England's concerns regarding 4no. roof lights is noted and the suggestion of a dormer on the north elevation was put to the applicant but rebutted and a counter proposal suggested by way of two roof lights and a small gable end window. This is unobjectionable.
- 5.3.9 Furthermore, two section drawings (nos. 25.11.03.40 A and 25.11.03.41) have been provided indicating the proposed method of roof insulation – a matter Historic England requested be addressed. This indicates a system comprising a min 40mm air gap (50mm), STEICO Multi UDB Breather Membrane, 60mm woodfibre insulation, 15mm carrier board and lime plaster finish between the rafters.

5.4 **Alternative scheme**

- 5.4.1 In seeking to address matters raised by Historic England an amended scheme has been negotiated.

5.5 **Pre-Commencement Conditions**

- 5.5.1 No pre-commencement conditions are advised.

5.6 **Conclusion**

- 5.6.1 Great weight has been given to the asset's conservation (212, NPPF) and it is considered that the works will not occasion harm to the listed building's special character thereby satisfying the provisions of Section 16(2) 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 That Listed Building Consent be **GRANTED** 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	Development Management North Hertfordshire District Council
--------	--

 Shaun Greaves Determining Officer	Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 15 April 2026	