

DELEGATED FILE NOTE

CASE OFFICER: ...Andrew Hunter.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/01556/LBC	Erection of east elevation orangery.	Trinity Cottage Ley Green Kings Walden Hitchin Hertfordshire SG4 8LT

Submitted Plan Nos

Location Plan CP-NL-1A

1.0 Policies

HE1	Designated heritage assets
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SECN16

Conserve + enhance historic environment

SP13

Historic environment

2.0 **Relevant Site History**

- 2.1 22/02932/LBC - Single storey side extension and front conservatory and insertion of two rooflights to facilitate further accommodation at first floor level above existing side element following demolition of existing utility room. Internal alterations (as amended by plans received 22/03/23) – Approved
- 2.2 22/02931/FPH - Single storey side extension and front conservatory and insertion of two rooflights to facilitate further accommodation at first floor level above existing side element following demolition of existing utility room (as amended by plans received 22/03/23) – Approved 15/05/23.
- 2.3 89/00421/1 - Erection of buildings to form a cattery. (as amended by plans and letter received 20th June 1989) – Approved 29/06/89.
- 2.4 81/01210/1 - Erection of single storey rear extension – Approved 26/08/81.

3.0 **Representations**

- 3.1 **Parish Council** – Supports the application.
- 3.1 **Conservation Officer** – No objections.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

- 4.1.1 The site is a 2 storey detached dwelling that is Grade II listed. There is a listed building to the east. The site is on the west side of Kings Walden, and is largely surrounded by open agricultural land. The site is in the Green Belt.

4.2 **Proposal**

- 4.2.1 The erection of an orangery extension on the east elevation.
- 4.2.2 The application was accompanied by parallel application 25/01451/NMA.

4.3 **Key Issues**

- 4.3.1 The key material considerations are whether the proposal is acceptable on heritage grounds regarding its impacts on the significance of the listed building as a designated

heritage asset. This is set out in Section 16 (2) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

4.3.2 The proposed works are overall considered to be of a small scale, with no harmful impacts to the fabric of the building. On the basis of the comments from the Conservation Officer, the proposed works are considered sympathetic to the special significance and character of the listed building.

4.3.3 It is not considered that the application harms the significance of the designated heritage asset the subject of this application. The impacts of the proposal on the character and appearance of the building and its significance as a designated heritage asset are therefore considered acceptable. The proposal complies with Policies SP13 and HE1 of the Local Plan, and Section 16 of the NPPF.

4.4 **Conclusion**

4.4.1 The proposed works are therefore considered to preserve the significance of the listed building as a designated heritage asset.

5.0 **Recommendation**

5.1 To **GRANT** listed building consent 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. The development hereby permitted shall be carried out wholly in accordance with the details specified in the application and supporting approved documents and plans listed above.

Reason: To ensure the development is carried out in accordance with details which form the basis of this grant of permission.

3. Prior to the construction of the approved roof lantern, details of the materials to be used shall be provided to the Local Planning Authority. The roof lantern shall be completed in accordance with the approved details.

Reason: In the interests of character and appearance. To comply with Policy HE1 of the Local Plan.

Signed  Sam Dicocco Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 19 August 2025	