

CONSERVATION TEAM CONSULTATION APPLICATION RESPONSE

APPLICATION REF:	25/01515/FPH & 25/01516/LBC
CASE OFFICER:	TH
APPLICATION SITE:	Rustling End Farm, Rustling End, Codicote, Hitchin, Hertfordshire SG4 8TD
DESCRIPTION OF WORKS:	FPH - Conversion of existing cart shed to one 2-bed ancillary annex (to existing farmhouse) and ancillary leisure facilities (renewal of previously approved planning permission 18/00742/FP granted on 03.07.2018). LBC - Internal and external alterations to existing cart shed one 2-bed ancillary annex (to existing farmhouse) and ancillary leisure facilities (Renewal of previously approved listed building application 18/00743/LBC granted on 03.07.2018).

RECOMMENDATION:

The scheme has been changed and is no longer strictly a renewal of application refs: 18/00742/FP & 18/00743/LBC both granted on 03.07.2018. With this in mind, I advise that more appropriate description for each application would be as follows but this may need agreement with the applicant/agent:

- **FPH** - Conversion of existing cart shed to one 2-bed ancillary annex (to existing farmhouse) and ancillary leisure facilities (as amended by drawing nos. REF-CS-003-ELEV B1 and REF-CS-003-PLAN B1 and as amplified by REF-CS-Doors & Windows Rev A received on 12/09/2025).
- **LBC** - Internal and external alterations to existing cart shed one 2-bed ancillary annex (to existing farmhouse) and ancillary leisure facilities (as amended by drawing nos. REF-CS-003-ELEV B1 and REF-CS-003-PLAN B1 and as amplified by REF-CS-Doors & Windows Rev A received on 12/09/2025).

I raise **NO OBJECTION** on the basis that the proposal will satisfy the provisions of Sections 16(2) (LBC) and 66(1) (FPH) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and the aims of Section 16 of the NPPF and Policy HE1 of the North Hertfordshire Local Plan 2011-2031.

SHORT SUMMARY:

Impact on listed building's special character and its setting

The proposal will have a small impact upon the building's special character as a curtilage-listed building but will not harm the significance of the principal farmhouse on site.

Harm, preserve or enhance.

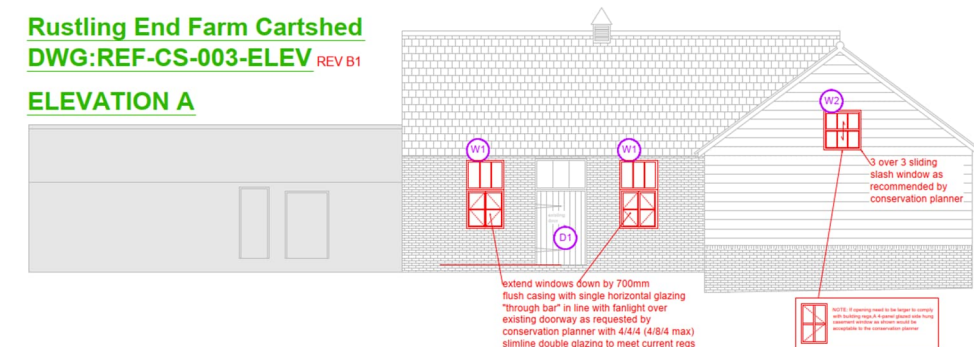
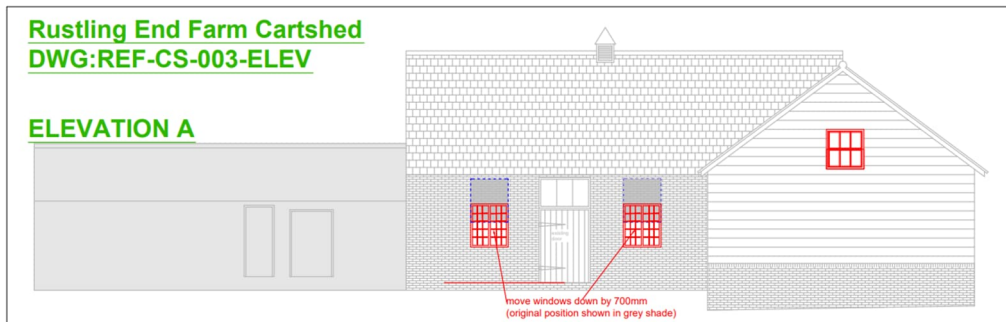
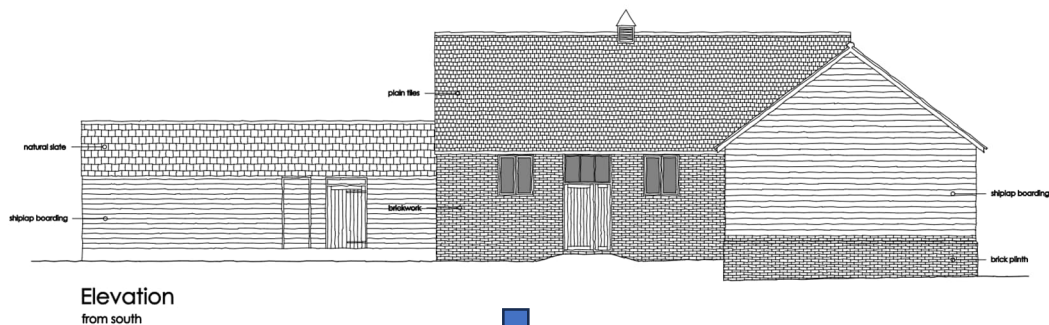
The proposal will not harm the curtilage-listed building's special character.

DETAILED ANALYSIS AND CONSIDERATIONS:

I previously made several comments seeking amendments to the scheme, and I have to say the applicant/agent has embraced those changes positive and this collaborative approach has enhanced the scheme.

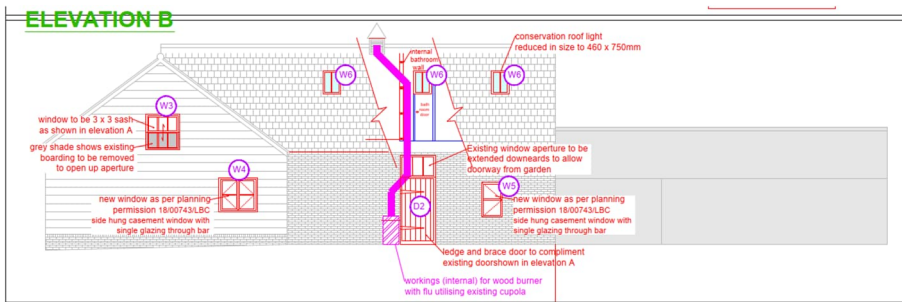
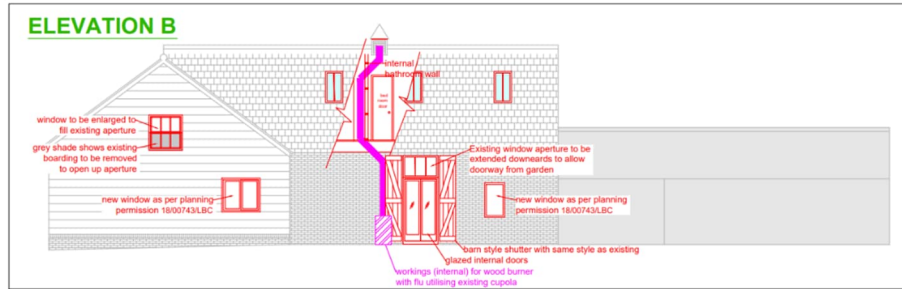
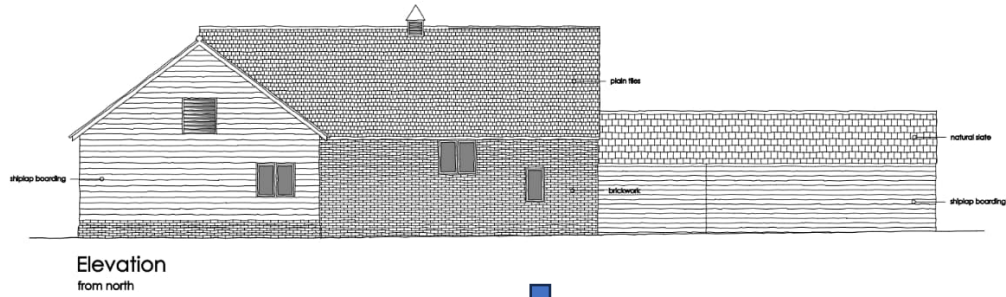
Windows on Elevation A

There has been discussion on the size, type, position of windows either side of the entrance. The openings are to be enlarged, and the sills dropped to accommodate two pairs of double casements sitting below three-pane rectangular fanlights which will provide lower-level light to the bedrooms at first floor.



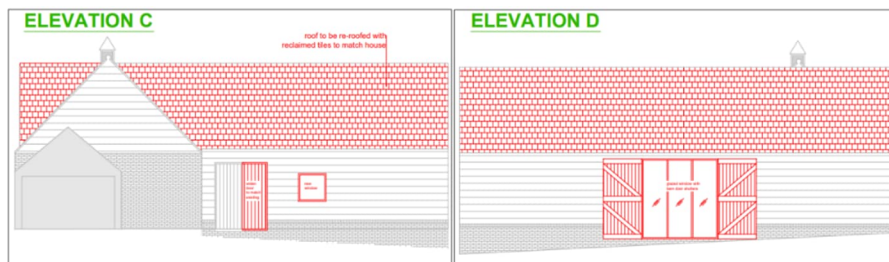
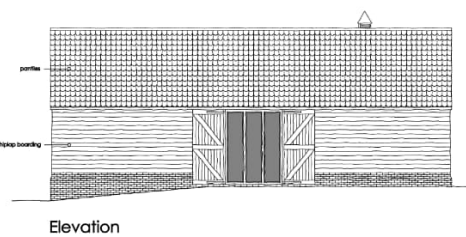
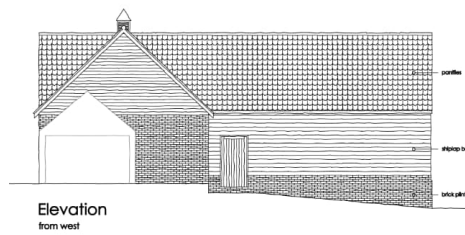
Fenestration to Elevation B

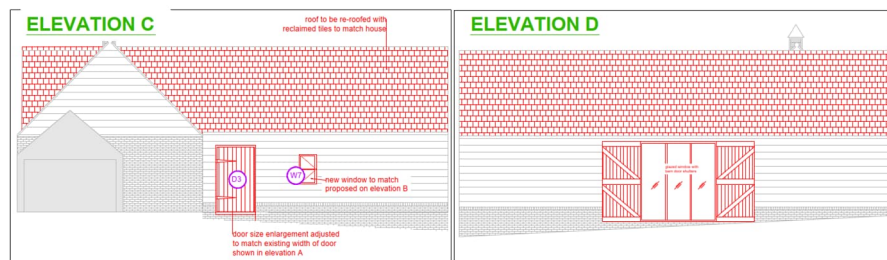
I am pleased to note the various changes made to this elevation all of which are now considered acceptable.



Fenestration to Elevation C

I am pleased to note the change to the external door and window alongside and these are acceptable.





Suggested conditions (25/01516/LBC)

I have considered the 'Materials & Finishes' (09/06/2025) submitted with this application and generally it is acceptable. I have amended draft conditions 5 & 6 below.

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. The existing concrete roof tiles on the cart shed building shall be removed and replaced with reclaimed clay tiles to match the main house as set out in submitted document entitled 'Materials & Finishes' 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 this curtilage-listed building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Policy HE1 of the Local Plan.

4. All new windows / external doors/ frames shall be manufactured in timber 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 this curtilage-listed building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Policy HE1 of the Local Plan.

5. Notwithstanding the approved drawings, a 1:1 detail section of the glazing system including glazing bar profile shall be submitted to and approved in writing by the Local Planning Authority prior to the manufacture of the windows. Thereafter, the windows shall be installed in accordance with the approved details.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of this curtilage-listed building under

Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Policy HE1 of the Local Plan.

6. The external finish to all new windows / external doors/ frames to glazed screens shall be as set out in submitted document entitled 'REF-CS: Doors & Windows - rev A' dated 30 August 2025 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 this curtilage-listed building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Policy HE1 of the Local Plan.

7. The new rainwater goods shall be as set out in submitted document entitled 'Materials & Finishes' 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 this curtilage-listed building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Policy HE1 of the Local Plan.

8. Full structural details regarding the formation of the roof of the former stable together with first floor accommodation in both this building and the cart shed as referred to on approved drawing no. REF-CS-003-PLANS Rev B1 & cross-sectional workings, shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of these parts of the approved scheme. Thereafter, the structural interventions shall be carried out in accordance with the approved details.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of this curtilage-listed building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Policy HE1 of the Local Plan.

9. The floor and ceiling insulation shall be as set out in submitted document entitled 'Materials & Finishes' 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 this curtilage-listed building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Policy HE1 of the Local Plan.

10. Details of all new internal doors shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of that part of the alterations hereby consented.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of this curtilage-listed building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Policy HE1 of the Local Plan.

HERITAGE POLICY ASSESSMENT:**Planning (Listed Building and Conservation Areas) Act 1990:**

Sections 16(2) – LBC only and 66(1) – FPH only

North Hertfordshire Local Plan 2011-2031:

Policy HE1

NPPF (December 2024):

The following paragraphs are relevant:

- **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*).

CONCLUSION:

Amended scheme is considered acceptable.

OFFICER: Mark Simmons

DATE: 15/09/2025