

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
26/01682/LBC	Demolition of existing double car port side extension and replacement of stormwater gutters and downpipes and additional downpipes on the south/west elevation.	Old Rectory Church Lane Kelshall Royston Hertfordshire SG8 9SP

Submitted Plan Nos

WPCL0577-PL01 WPCL0577-PL02 WPCL0577-PL03

1.0 Policies

HE1 Designated heritage assets

2.0 Site History

2.1 Please note planning history below (excluding TCAs and GENs)

81/00732/1LB - Demolition of two chimney stacks and rebuilding with existing materials.

CON 25.06.1981

81/00874/LB - Insertion of two ground floor windows on side elevation.

CON 21.07.1981

90/01124/1 - Detached summer house

CP 17.09.1990

93/00577/1 - Rear Conservatory and double car port extension.

CP 24.11.1993

93/00578/1LB - Rear Conservatory and double car port extension.

LBC 15.10.1993

02/00132/1HH - Conservatory on West elevation

CP 15.05.2002

02/00133/1LB - Conservatory on West elevation and alterations to form doorway
CP 15.05.2002

24/01184/LDCLB - Installation of stairlift.
GTD 04.07.2024

26/00697/PRELB - Demolish existing carport, additional roof dormer windows to front elevation mansard roof, modifications to front elevation sash windows. Conversion of external store building into home office with the removal of various external doors and windows and alterations to the elevation to accommodate French doors. Removal of existing access doors on the rear and side elevations to create new openings to existing utility space. Convert existing windows on rear elevation to accommodate new French doors. Form new access door and windows on the side elevations. Internal alterations to form openings with internal partition walls to create semi open plan kitchen with dining area and front reception room.

3.0 **Policies**

- 3.1 Policy HE1 of the North Hertfordshire Local Plan 2011 – 2031 is relevant as are policies under Chapter 20 of the National Planning Policy Framework (Aug 2026).

4.0 **Representations**

- 4.1 **Kelshall Parish Council** – No comments received.

Press & site notices – No comments received.

5.0 **Planning Considerations**

5.1 **Site and Surroundings**

- 5.1.1 The Old Rectory is grade II listed and was added to the Statutory List of Buildings of Special Architectural or Historic Interest on 27 May 1968. The list entry is described at the following link:

<https://historicengland.org.uk/listing/the-list/list-entry/1102652?section=official-list-entry>

The building is located northeast of St Faith's Church (grade II* listed). There is a good degree of inter-visibility between both listed buildings.

5.2 **Proposal**

- 5.2.1 The application is described as: ***Demolition of existing double car port side extension and replacement of stormwater gutters and downpipes and additional downpipes on the south/west elevation.***

5.3 **Key Issues**

- 5.3.1 With reference to Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990, the following should be noted: *"In considering whether to grant listed building consent for any works the local planning authority or the Secretary of State shall have special regard to the desirability of preserving the building or its setting or*

any features of special interest or historic interest which it possesses". The key issue is to assess the impact of the proposal on the listed building's special character.

5.3.2 In my response to appn ref: 26/00697/PRELB on 28 May 2026 I wrote:

The double car port extension does not possess special interest and subject to an application being submitted for listed building consent, its demolition is unobjectionable. I note that the materials used in this build were:

1.0 Bricks: Olde Essex Red multi facings from Brick and Stone Euroc Ltd

2.0 Tiles: Tudor Handmade Medium Antique Colour from Tudor Ltd.

5.3.3 The submitted Heritage Statement states

Demolition of Car Port

The existing double carport side extension, constructed circa 1994, is not fit for purpose and is currently in a dilapidated condition causing storm water ingress issues to the fabric of the main building. No original or historically significant fabric of the listed building will be removed as part of these works. The removal of the car port will reveal more of the historic building and will improve appreciation of the building's earlier form and materials.

Replacement Gutters and Downpipes

The existing stormwater gutters and downpipes will be replaced with manufactured coated aluminium rainwater goods finished in matt anthracite Heritage style. The proposed system has been selected because it provides a durable, low-maintenance and visually recessive finish that is appropriate to the character of the listed building.

Additional Downpipes to the South-West Elevation

Additional downpipes will be installed on the south-west elevation to the corners of the front and rear elevations. The purpose of the additional downpipe is to improve rainwater disposal and reduce the risk of water ingress or saturation of historic fabric. Its location has been chosen to minimise visual impact and to integrate with the existing building elevations.

5.3.4 I concur with the Heritage Impact Assessment that:

1.0 The demolition of the double car port will result in the removal of a modern ancillary structure that will have no harmful impact on the significance of The Old Rectory.

2.0 The replacement of the gutters and downpipes will preserve the character and appearance of the listed building.

3.0 The improved rainwater system will assist in protecting the historic fabric from moisture-related deterioration.

4.0 The additional downpipes on the south-west elevation are a minor alteration intended to improve stormwater management.

5.4 **Alternative Options**

5.4.1 Nonapplicable.

5.5 **Pre-Commencement Conditions**

5.5.1 Nonapplicable.

5.6 **Conclusion**

- 5.6.1 The demolition of the existing double car port side extension and replacement of stormwater gutters and downpipes and additional downpipes on the south/west elevation 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 Chapter 20 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** subject to the following condition.

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.

Signed  Shaun Greaves Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 26 August 2026	

