

DELEGATED FILE NOTE

CASE OFFICER: ...Harriet Sanders.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
24/01674/LBC	Alterations to existing windows, upgrade existing thermal efficiency, replace existing rooflights with conservation rooflights, infill existing rear porch to create weatherproof area, and installation of external drain. Internal alterations. (revised plans received 22/11/2024)	Standalone Farmhouse Wilbury Road Letchworth Garden City Hertfordshire SG6 4JN

Submitted Plan Nos

1092 - 01 1092 - 02a 1092 - 03 1092 - 04 1092 - PL01A 1092 - PL02 1092 - PL03 1092 - PL04 1092 -
PL05a 1092 - PL10 1 1092 - PL11 2 1092 - PL12 3 1092 - PL13 4

HE1 Designated heritage assets

SP9 Design and Sustainability

2.0 Site History

2.1 None recent or relevant.

2.2 Concurrent application:

24/01673/FPH - Alterations to existing windows, upgrade existing thermal efficiency, replace existing rooflights with conservation rooflights, infill existing rear porch to create weatherproof area, and installation of external drain. Internal alterations.

3.0 Representations

3.1 Neighbour consultation – n/a.

3.2 Site notice and press notice – once comment received neither in support of, nor objecting to, the proposal.

3.3 Consultees:

- ☐ Letchworth Garden City Heritage Foundation – no response.
- ☐ Conservation Officer – no objection to alterations to windows, replacement rooflights, French drain or infill of existing rear porch. Concerns were raised about the insulation of the two ground floor front rooms due to covering of exposed beams. Revised plans were received 22/11/2024 removing the insulation to these rooms. Following submission of revised plans – no objection subject to use of 60mm insulation in second floor attic room and rolling of plaster into the beams to leave the beams exposed.
- ☐ Natural, Historic and Built Environment Advisory Team – Archaeological Implications – no objection.

4.0 Planning Considerations

4.1 Site and Surroundings

4.1.1 Standalone Farmhouse is a grade II listed building sited in Standlone Farm on the western edge of Letchworth Garden City. Standalone Farm is a working farm and visitor attraction open to the public and for school visits. The Farmhouse is in need of modernising and has been unoccupied for several years and is in a poor state of repair.

4.1.2 The site is located in the green belt and in an archaeological area.

4.2 Proposal

4.2.1 Consent is sought for:

“Alterations to existing windows, upgrade existing thermal efficiency, replace existing rooflights with conservation rooflights, infill existing rear porch to create weatherproof area, and installation of external drain.”

4.2.2 Proposed materials include:

- ☐ walls – render and facing brick to match existing;
- ☐ windows – painted timber to match existing;
- ☐ rooflights – conservation style rooflights.

4.3 Key Issues

4.3.1 The key issues for consideration are the impact that the proposed development would have on the special character, setting and significance of the Listed Building.

4.3.2 The proposed works include alterations, repairs and upgrades to the existing house to bring it back into use as the farm manager’s residence. The proposed works include:

- ☐ Infilling the existing porch with insulated render finish wall to create a weatherproof area connecting the proposed new utility area to the house;
- ☐ Conversion of existing brick extension to form utility and w/c area;
- ☐ Upgrading insulation internally to all external walls excluding ground floor living and sitting room (front two rooms) and end walls only at second floor;
- ☐ Replacement of side window to the second floor loft room, west elevation.
- ☐ Removal and replacement of large velux rooflights to the second floor loft area with conservation rooflights;
- ☐ Construction of French drain system.

4.3.3 Initial Heritage consultation comments noted that:

“Aspects of this application are considered appropriate for the building and will be beneficial to it, such as the overhaul and retention of all windows. The proposed alterations to the rear of the building, creating a new entranceway are considered acceptable and will have no harmful effect on the building’s significance. Specification of the new door has not been provided; however, this could be conditioned were the application approved. The new rooflights are considered acceptable and appropriate, and I have no concerns regarding the addition of a French Drain around the perimeter of the building which is a particularly positive aspect of this application.....Should confirmation be provided that the frame [of ground floor front rooms] can remain exposed and the ceilings are of no value, the application as a whole would be considered appropriate for the dwelling.”

4.3.4 As can be seen from the comments above, some concerns were raised about the proposed insulation of the living room and sitting room and the potential harm caused by the loss of the

exposed beams under the insulation. In order to prevent further delay of the applications, the applicant removed this element from the proposal (revised plans submitted 22/11/2024 removing the proposed insulation to the two front ground floor rooms). The applicant will return at a later date with proposals for these two rooms under a separate application.

- 4.3.5 The applicant has confirmed that the existing ceilings within the roof space have no historic value. The concerns by above are therefore addressed.
- 4.3.6 It was also agreed in discussions with the applicant (confirmed by email dated 20/11/2024) that the installation of 60mm insulation would be used on the end walls in the second floor attic room and the plaster rolled into the beams, leaving the beams exposed. It is reasonable to control this by condition.
- 4.3.7 The concerns raised by the Heritage consultation process have therefore been addressed and the proposed works are considered acceptable subject to reasonable conditions.
- 4.3.8 Significant weight can be given to the support of the Heritage consultation comments. The impacts of the proposal on the character and appearance of the building and its significance as a designated heritage asset are considered acceptable.

4.4 Conclusion

- 4.4.1 It is considered that the proposal will not cause unacceptable harm to the listed building's special character, and therefore satisfies 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.

4.5 Alternative Options

- 4.5.1 None applicable.

4.6 Pre-Commencement Conditions

- 4.6.1 None applicable.

5.0 Recommendation

- 5.1 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. 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 approved alterations are carried out in accordance with details which form the basis of this grant of listed building consent.

3. The walls of the enclosed porch area on the rear elevation hereby approved shall be rendered to match the existing west facing elevation as stated on the approved plans unless otherwise agreed and approved in writing by the Local Planning Authority.

Reason: To ensure that the proposed works do not cause unacceptable harm to the overall appearance of the listed building under Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Policy HE1 of the Local Plan.

4. The insulation hereby approved to be used on the end walls of the second floor attic room shall be no greater than 60mm in depth. The plaster shall be rolled into the beams, ensuring the beams remain exposed as agreed by email from the applicant dated 21/11/2024, unless otherwise agreed and approved in writing by the Local Planning Authority.

Reason: To ensure that the proposed works do not cause unacceptable harm to the historic value of the listed building under Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Policy HE1 of the Local Plan.

5. Prior to occupation of the dwelling, details of the specification of the new door to the infilled porch area on the rear facing elevation shall be submitted to and agreed in writing by the Local Planning Authority.

Reason: To ensure that the proposed works do not cause unacceptable harm to the historic value of the listed building under Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Policy HE1 of the Local Plan.

Proactive Statement:

Planning permission has been granted for this proposal. The Council acted proactively through positive engagement with the applicant during the determination process which led to improvements to the scheme. The Council has therefore acted proactively in line with the requirements of the Framework (paragraph 38) and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015.

Signed  Anne McDonald Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 4 December 2024	