

DELEGATED FILE NOTE

CASE OFFICER: ...Tricia Craggs.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
26/00941/LBC	Install commemorative plaque to front elevation	Spindle Cottage Hitchin Road Preston Hitchin Hertfordshire SG4 7TZ

Submitted Plan Nos

Location Plan Plaque Details

HE1 Designated heritage assets

SECN16 Conserve + enhance historic environment

2.0 **Site History**

2.1 Although not the most recent planning history the following is most relevant:

21/00826/LBC

Retention of internal works to north gable end involving the removal of existing plaster and introducing a 3mm cavity membrane system followed by plasterboard and completed with a skim plaster finish.

3.0 **Policies**

3.1 Section 16: Conserving and enhancing the historic environment of the National Planning Policy Framework (July 2021). Relevant paragraph numbers at Section 16 are as follows: 197, 199, 200 and 202.

Policy HE1 of the North Hertfordshire Local Plan 2011-2031.

4.0 **Representations**

4.1 **Press & site notices** – No comments received.

5.0 **Planning Considerations**

5.1 **Site and Surroundings**

5.1.1 Spindle Cottage Hitchin Road Preston is located in the Preston Conservation area. The link to the conservation area is copied below.

[Preston CA Character Statement_0.pdf](#)

The overall character of the village is very green, with much mature planting, a dominating wide grass verge along the Temple Dinsley boundary, and a lack of pavements, except leading away from the village green to the north and south.

The cottage is listed and the list description is copied below.

TL 1824 PRESTON HITCHIN ROAD (West side)

9/97 Spindle Cottage

GV II

House. 'IE 1717' in metal letters on front, S part C20 extension. Red brick in Flemish-bond, now painted. Steep old red tile roof. A 1½ storeys, 3-cells house facing E, with matching one cell S extension. E front has plinth, 4 windows with segmental arches, and 4 gabled dormers at the eaves. 2-light casement windows with leaded glazing to dormers. Similar to S window. 2 3-light similar windows to left of plank door. Canted oriel replaces window on right. Internal chimney near middle for kitchen, external N gable chimney for parlour. A 3-cells plan originally with entrance into large lobby with stair rising to left and service room partitioned off to rear. Partition below axial beam. S cell a kitchen greatly narrowed by the large internal chimney and fireplace with high plain lintel. Parlour at E with longitudinal beams in ceiling and moulded fire surround. Plain beams and squared joists. Run-out chamfers. Re-used timbers in roof, some smoke-blackened. No evidence that it was ever a single-storey house. (RCHM Typescript).

Listing NGR: TL1803524910

5.2 Proposal

5.2.1 The application is described as:

Install commemorative plaque to front elevation.

5.3 Key Issues

5.3.1 The main issue is to consider the impact of the works on the special character of the listed building and upon the Preston Conservation Area.

Impact on the listed building

5.3.2 There is no objection to the installation of a commemorative blue plaque on the front elevation.

5.3.3 The design, materials and method of fixing are all supported and welcomed as part of the recognition of one of the earliest nonconformist meeting houses.

5.3.4 Widow Heath's house at Preston was only five properties licensed in Hertfordshire during the first six weeks following the Declaration of Indulgence of 1672 which attempted to extend religious liberty to Protestant nonconformists and Roman Catholics by suspending the execution of the Penal Laws that punished recusants.

5.3.5 The cottage was licensed to a woman for Congregational worship.

5.3.6 Thus Spindle Cottage has historical significance and places the building in an exceptionally rare group. Nonconformist meeting houses from this earliest period are extremely rare.

5.3.7 The installation of this blue plaque celebrates a worthy cause and adds to the historical significance of the district and is welcomed.

5.4 **Alternative Options**

5.4.1 None

5.5 **Pre-Commencement Conditions**

5.5.1 None applicable.

5.6 **Conclusion**

5.6.1 It is considered that the proposal will not occasion harm to the listed building's special character or harm the character or appearance of the Preston Conservation Area. The proposal, thereby, satisfies the provisions of Sections 16(2) and 72(1) 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 I recommend that listed building consent be **GRANTED**.

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  Anne McDonald	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 16 June 2026	