

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
24/02181/LBC	Replace existing PVC rainwater goods with cast iron rainwater goods	4 Church Lane Kimpton Hertfordshire SG4 8RP

Submitted Plan Nos

Location Plan Existing Elevation Drawings Proposed Elevation Drawings

1.0 Policies

HE1	Designated heritage assets
-----	----------------------------

2.0 **Site History**

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

23/00442/LBC – The replacement of 19no single-glazed leaded-light and timber windows (9no. to front elevation 6no. to rear and 4no. to side) and 1no set of french doors to rear elevation with double-glazed timber windows and french doors. Replacement front door (as amended by drawing DG1 Front Door received on 04/05/2023).

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 4 Church Lane Kimpton is located within the Kimpton Conservation Area (KCA). The character of the conservation area is described in the character statement as linear along the High Street and this is divided into two parts west of Hitchin Road which is extensively developed and almost suburban in nature and east of Hitchin Road where the buildings are more dispersed and that character more rural. 4 Church Lane is located on the east side. Building materials are predominantly red brick encompassing a range of building types.

The list entry is as follows:

GV II

House. Built in late C18 as semi-detached pair. Chequered red brick front to timber frame. Plain tile roof. 2 storeys. 3 camber-headed windows with recent leaded casements. 2 blocker central doors changed to narrow windows. The gable

ends have identical external oven-chimney stacks with sloping and tiled offsets, and square tiled oven bays at the front corners.

Listing NGR: TL1769818428

5.2 Proposal

5.2.1 The application is described as:

Replace existing PVC rainwater goods with cast iron rainwater goods.

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 KCA.

5.3.2 Roof alterations that include material changes and the addition of dormers or rooflights can potentially affect the character and significance of listed buildings and conservation areas. They strongly contribute to a building's interest and appearance. Any changes can noticeably alter how the building and area looks.

Guidance on Alterations to Listed Buildings IHBC Toolbox Guidance Note GN2021/1 - January 2021

5.3.3 At 5.1.1 it states:

A building derives much of its character and appearance from its roof. Roofs often contain the oldest and least altered parts of a building. Alterations should respect what survives in its original form and any later positive evolutionary changes of definite quality should also be retained and not altered.

5.1.2 The removal of unsympathetic past alterations such as an ill-proportioned mansard or additional floor should be encouraged but this should always be based upon firm evidence of the original state of the roofs and any associated features such as parapets, dormers and chimneys, etc. Photographic records and plans in national or local archives may provide the necessary evidence in support.

This application seeks to remove unsympathetic materials i.e. upvc rainwater goods for cast iron which is a traditional material and this is welcomed.

As per the IHBC guidance notes given above the removal of past unsympathetic alterations/additions should be encouraged and this is the case here.

Impact on the listed building

5.3.4 The proposed replacement with cast iron rainwater pipes is considered to be an improvement to the appearance of this building as it would introduce the use of traditional materials.

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 on this occasion cause harm to the listed building's special character or harm the character or appearance of the Kimpton 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: 7 January 2025	