

Your ref:

Our ref: BIBB 2 TP 24a

Date: 15th January 2025

Via planning portal

Planning Department
Council Offices,
Gernon Road,
Letchworth Garden City,
Hertfordshire
SG6 3JF

c.c. Matt Evans & Lewis Charlesworth

Dear Sirs

PLANNING AND HERITAGE STATEMENT

RE: Part Retrospective Application for – amendments to permissions 23/00559/LBC and 23/00558/FPH, to change design of glazed extension – part retrospective.

Bibbsworth Hall Farm, Bibbs Lane, Ayot St Lawrence, Herts, SG4 8EN

Pursuant to permissions **23/00559/LBC and 23/00558/FPH** as the works have progressed and the structure it is proposed to change the design of the glazed extension, as it has not been possible to find a supplier to create a structural glass extension.

After researching comparable glazed extensions to other listed farmhouses, a slim line solid roof is now proposed to the glazed extension with the roof supported on posts to ensure that the view of original listed structure can still be fully appreciated.

Precedent images from other projects are appended following the Heritage Statement.

Heritage Statement

This further application follows the permissions **23/00559/LBC and 23/00558/FPH**, which were informed by pre-application discussions (22/02304/PRELB) with Conservation Officer Mark Simmons, who commented.

- *Removing the ensuite from the northernmost bedroom (unobjectionable);*
- *Repositioning the doorway to the northernmost bedroom so that the bathroom becomes this bedroom's ensuite (image below left - unobjectionable);*
- *Reinstating a window at first floor to the northernmost bedroom once bedroom door repositioned (unobjectionable);*
- *Maybe introducing a corridor to the middle bedroom at first floor to perhaps form a family bathroom here (unobjectionable);*
- *Removing a probable C19 wall between the middle and southern bedrooms and reinstating a wall on the original southern gable end alignment i.e. before later addition was added (unobjectionable);*
- *Introducing a small rear dormer in place of the roof light to the northern attic space (image below right) and a new dormer of the same size and appearance to the southern attic space i.e. both between the chimney stacks (unobjectionable);*

Bibbsworth Hall Farmhouse was listed in 1984. The listing notes

Official list entry
Grade: II
List Entry Number: 1102780
Date first listed: 21-Mar-1984

BIBBSWORTH HALL FARMHOUSE, AYOT ST LAWRENCE ROAD
County: Hertfordshire
District: North Hertfordshire (District Authority)
Parish: Kimpton
National Grid Reference: TL 18107 16771

Farmhouse. Mid C18. Timberframed interior. Red brick casing, possibly of the mid C19. Hipped Plain tile roof. 5-window range with 1 window towards road. Plinth, floor band, angled brick eaves. C20 wooden casements. Centre of E elevation has a very good mid C18 doorcase: 4 fielded Panels, 2 glazed; moulded wood frame; architrave surround; carved consoles; pulvinated frieze; Pediment.



Front Elevation prior to implementation of permissions 23/00559/LBC and 23/00558/FPH





Rear Elevation prior to implementation of permissions 23/00559/LBC and 23/00558/FPH



gcsurveys.co.uk



gcsurveys.co.uk



Front and North Elevations
prior to implementation of
permissions 23/00559/LBC
and 23/00558/FPH



Southeast elevations of Farmhouse prior to implementation of permissions 23/00559/LBC and 23/00558/FPH



The wider site benefits from permission 20/01254/FP. The approved application provided an analysis of the evolution of the site (produced by www.clague.co.uk)

Evolution of the site



Bibbsworth Hall Farmstead in 1892

The earliest available map of Bibbsworth Hall Farm shows the farmstead already well established with the farmhouse set to the side next to a historic orchard.

The building arrangement was very linear forming two distinct yards inter connected through buildings and smaller yards serving open fronted structures.

The buildings to the north formed a strong frontage to Bibbs Hall Lane with one building protruding into the street scape.

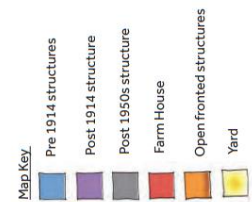
The buildings to the west stood separate but close enough to be considered part of the building cluster.



Bibbsworth Hall Farmstead in 1923

The 1923 OS map shows the farmstead changed little. The addition of a new building to the north strengthened the street front, forming a third yard linked to the main yard through one of the existing structures.

A building in the farmhouse's street facing garden was removed along with the small structure which had been projecting into the street scape, opening up the orchard and garden more clearly to the farmyard



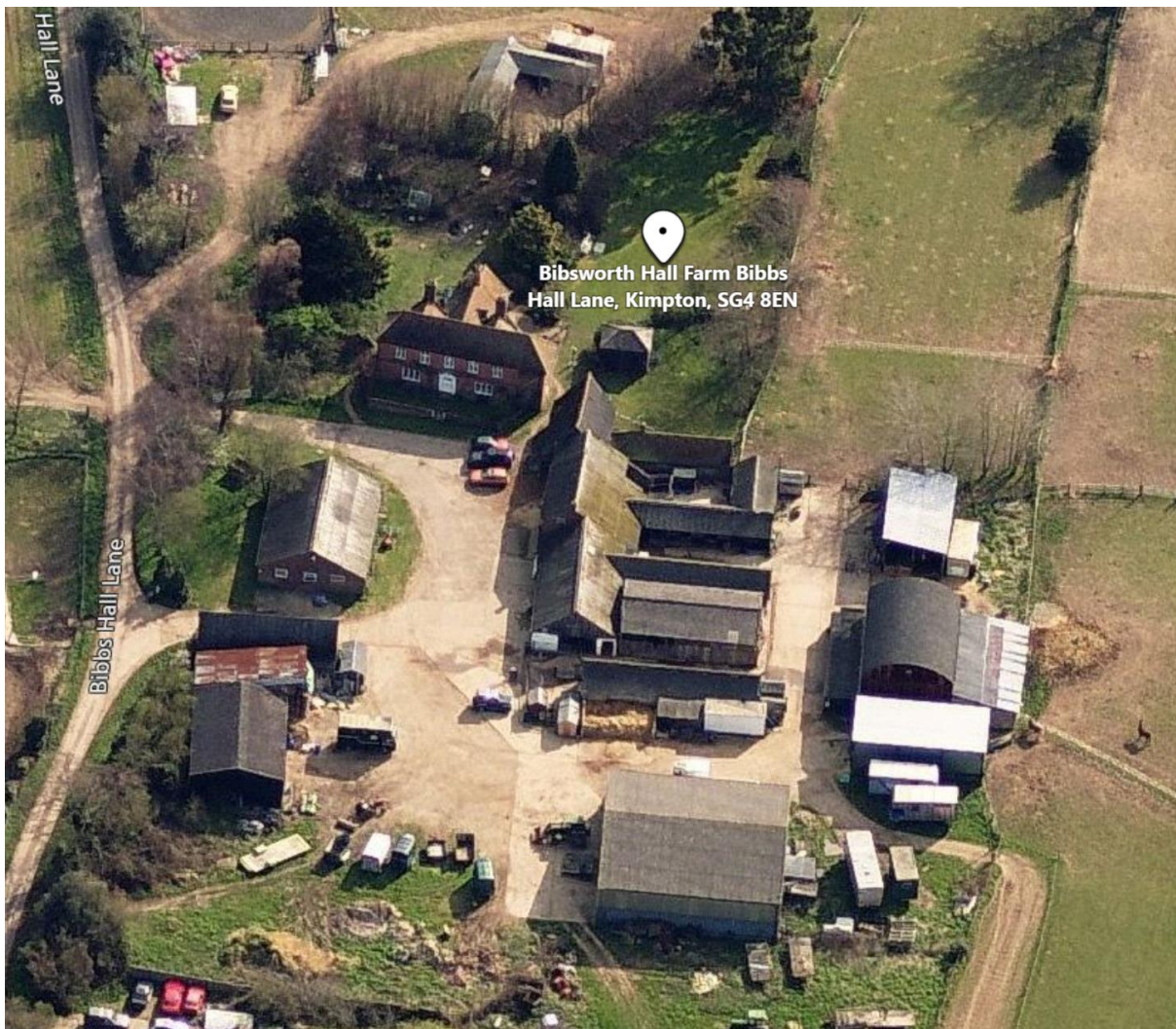
Bibbsworth Hall Farmstead in 1958

By 1958 the farmstead had changed dramatically with most of the linear line of buildings removed and new structures added. Some of the new structures had open frontages and are larger in scale compared to some of the older structures.

The historic, ergonomic piecemeal style of development has been distorted by the adoption of a more structured rectilinear plan. Wider, flowing access is gained to all buildings with the yards having a more open ended relationship with the wider landscape rather than tighter access points.

A rear extension was added to the farmhouse around this period and one of the small structures within its curtilage removed.

Historic Aerial Photographs



Precedents of glazed extensions to listed buildings

The appended photographs for glazed extensions with solid roofs to listed dwellings, demonstrate how a see through structure can be created ensuring views through to the original listed structures.



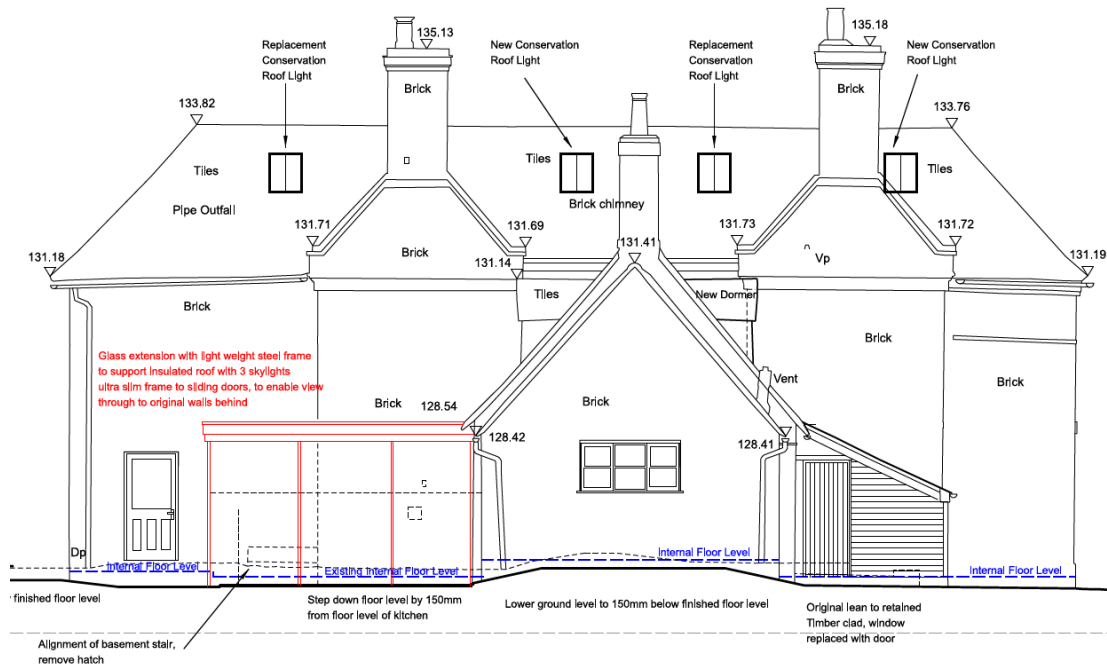
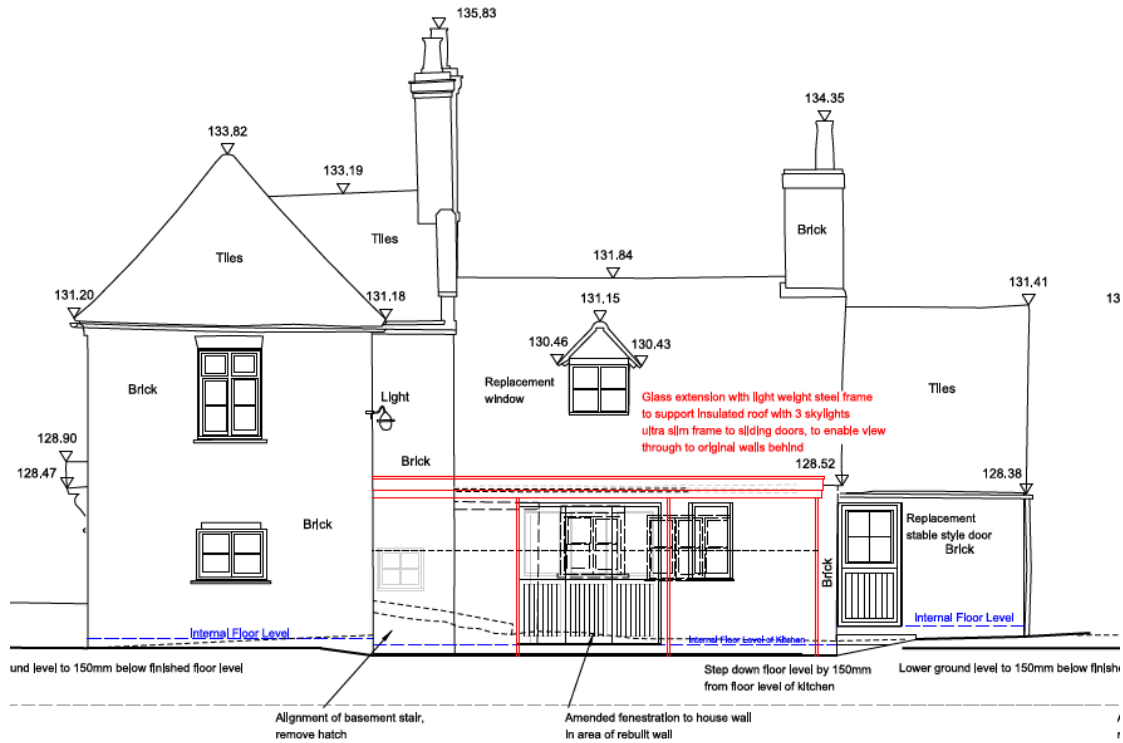


Innox Lodge, Hinton Charter House, Bath, Rural Somerset, listed Georgian detached, summer

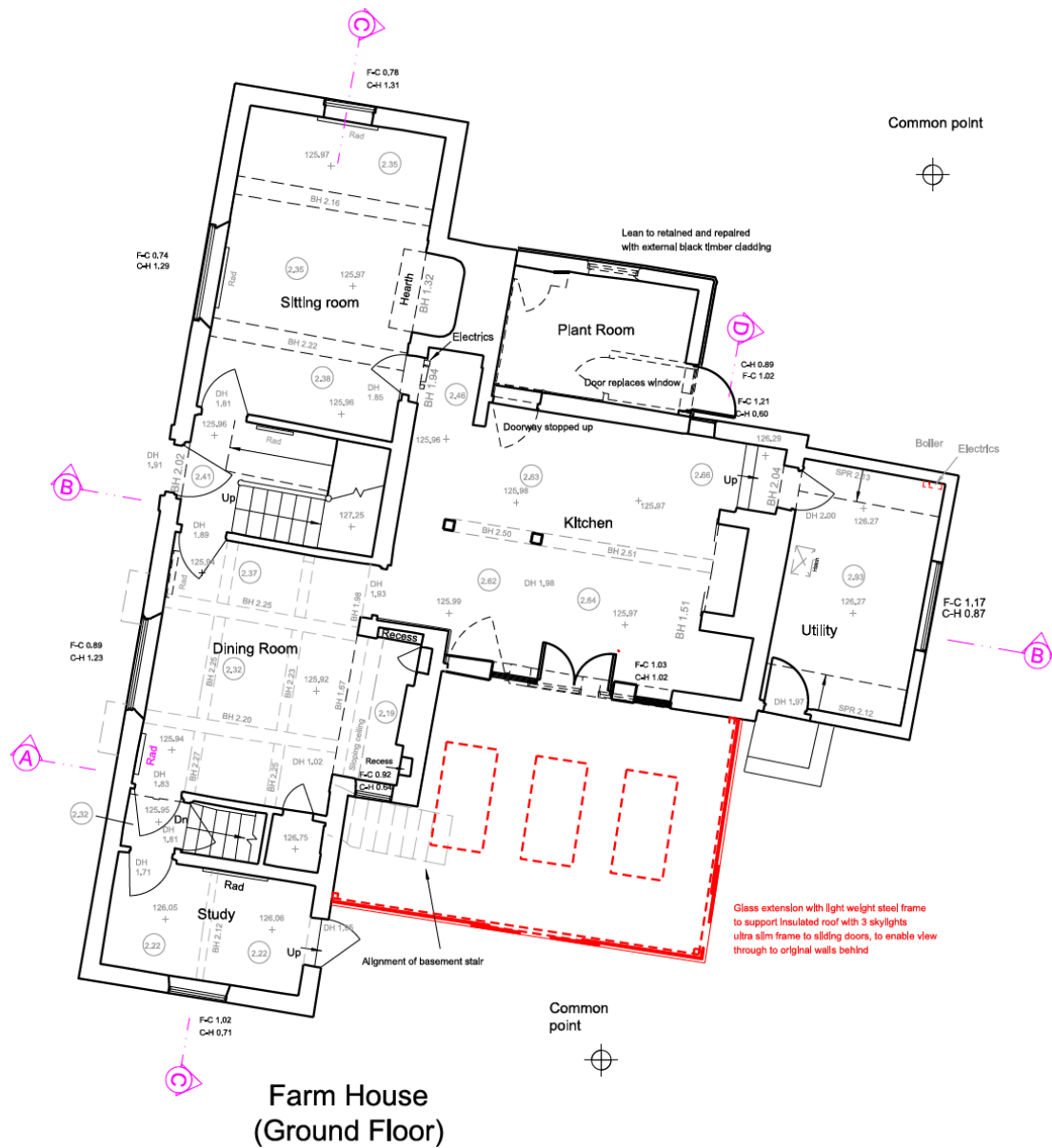


New proposals

As noted in the introduction, as it has not been possible to find a supplier to create a structural glass extension as approved. It is now proposed to change the glazed roof, to with a solid roof with skylights. The solid roof to the glazed extension, will enable enhanced thermal performance, while still ensuring views through to the existing structure.



The proposed floor plan shows the position of the skylights, in the roof. These skylights will increase the amount of light penetrating through the solid roof, to ensure that there are clear views of the original structure through the new extension.



Appended documents.

22 BIBB SL01	Site Location Plan
24 BIBB E02	Proposed Elevations
24 BIBB P02	Proposed Plans
24 BIBB SP7	Proposed Site Plan
22 BIBB SU1	Existing Site Survey

Survey drawings

GCS-KDG-1433-2-1	Ground floor plan
GCS-KDG-1433-2-2	Basement and attic plans
GCS-KDG-1433-3-1	Elevations

Yours sincerely

Mark Longworth

MARK LONGWORTH (RIBA) - DIRECTOR
For DP Architects