

# North Hertfordshire District Council

## Building Conservation comments

**File Ref:** 25/00153/FPH & 25/00154/LBC

**Date:** 04/04/2025

**Planning Officer:** AH

**Address:** Bibbsworth Hall Farm, Bibbs Hall Lane, Kimpton, Herts SG4 8EN

**Subject:** See below.

- **25/00153/FPH** - Alteration from glazed to solid roof to single storey rear garden room extension granted on planning permission 23/00558/FPH.
- **25/00154/LBC** - Alteration from glazed to solid roof to single storey rear garden room extension granted on planning permission 23/00559/LBC.

Following receipt of architect's email dated 1 April 2025 enclosing drawing nos. 24 BIBB SP7a, 24 BIBB P02a, 24 BIBB E02a, I suggest that the descriptions are amended to the following:

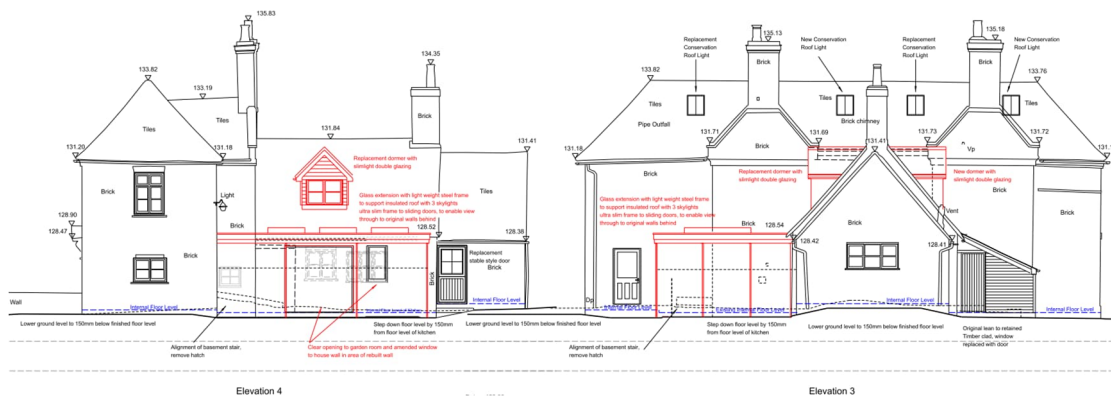
- **25/00153/FPH** - Alteration from glazed to solid roof to single storey rear garden room extension granted on planning permission 23/00558/FPH (as amended by drawing nos. 24 BIBB SP7a, 24 BIBB P02a, 24 BIBB E02a received on 1 April 2025) (Development has commenced).
- **25/00154/LBC** - Alteration from glazed to solid roof to single storey rear garden room extension granted on listed building consent 23/00559/LBC (as amended by drawing nos. 24 BIBB SP7a, 24 BIBB P02a, 24 BIBB E02a received on 1 April 2025) (Development has commenced).

### 1.0 Recommendation

- 1.1 The proposal will not harm the special character of Bibbsworth Hall Farmhouse, thus, will satisfy the provisions of Sections 16(2) (LBC only) and 66(1) (FPH only) of the Planning (LB & CA) Act 1990 and will accord with Section 16 of the Framework or Policy HE1 of the North Hertfordshire Local Plan 2011 – 2031. Subject to amended drawings and amended descriptions the proposal is **UNOBJECTIONABLE** in heritage terms.

### 2.0 Update

- 2.1 The drawings have been revised to add the sky lights to the garden rooms. For consistency, the dormer windows and clear opening on the kitchen wing have been updated to match the drawings for 24/02805/LBC.
- 2.2 As stated previously, although not as 'transparent' as the consented scheme and although the previous roof pitch cleared (sat under) the eaves of the existing rear wing, the solid roof of the current proposal and the way it sits against the host building does not, in my opinion, detract from the building to the extent that merits an objection.
- 2.3 I did not offer any conditions previously and do not suggest further conditions now and no 3-year condition is required as works have commenced.



**Mark Simmons**  
Senior Conservation Officer