

# North Hertfordshire District Council

## Building Conservation comments

**File Ref:** 24/02804/FPH & 24/02805/LBC

**Date:** 04/04/2025

**Planning Officer:** AH

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

**Subject:** See below.

- **24/02804/FPH** - Alterations to existing lean-to extension to include external cladding and insertion of door following removal of existing window, single storey rear glass garden room, Insertion of rear dormer window, replacement and additional rooflights to rear roofslope. Alterations to fenestration (as a variation of planning permission 23/00558/FPH granted 13.12.2023) (Development has commenced).
- **24/02805/LBC** - Alterations to existing lean-to extension to include external cladding and insertion of door following removal of existing window, single storey rear glass garden room, Insertion of rear dormer window, replacement and additional rooflights to rear roofslope. Alterations to fenestration and internal alterations (as a variation of listed building consent 23/00559/LBC granted 13.12.2023) (Development has commenced).

Following receipt of architect's email dated 1 April 2025 enclosing drawing no. 24 BIBB SP6a, 24 BIBB P01f and 24 BIBB E01d, I suggest that the descriptions are amended to the following:

- **24/02804/FPH** - Alterations to existing lean-to extension to include external cladding and insertion of door following removal of existing window, single storey rear glass garden room, Insertion of rear dormer window, replacement and additional rooflights to rear roofslope. Alterations to fenestration (as a variation of planning permission 23/00558/FPH granted 13.12.2023 and as amended by drawing nos. 24 BIBB SP6a, 24 BIBB P01f and 24 BIBB E01d received on 1 April 2025) (Development has commenced).
- **24/02805/LBC** - Alterations to existing lean-to extension to include external cladding and insertion of door following removal of existing window, single storey rear glass garden room, Insertion of rear dormer window, replacement and additional rooflights to rear roofslope. Alterations to fenestration and internal alterations (as a variation of listed building consent 23/00559/LBC granted 13.12.2023 and as amended by drawing nos. 24 BIBB SP6a, 24 BIBB P01f and 24 BIBB E01d received on 1 April 2025) (Development has commenced).

### 1.0 Recommendation

- 1.1 It is considered that the proposal will not harm the special character of Bibbsworth Hall Farm, thereby, satisfying 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. The proposal is **UNOBJECTIONABLE** in heritage terms.

### 2.0 Update

- 2.1 It is noted that the aforementioned drawings have been revised to show the as built dormers on the kitchen wing and that the applicant agrees to replace the windows in these dormers and that they are i) externally white-finished; ii) use slim light double glazing with appropriate ironmongery to match the rest of the house and iii) have a horizontal glazing bar to each casement.
- 2.2 I note the architect's latest comment re: the zone of the wall between the kitchen and glazed garden room that this was an unstable wall which was rebuilt with a new opening in the area where removed plaster suggested that there was historically a different opening position. Due to my previous comments re: the pair of half glazed doors with matching side light, the applicant is now proposing to have this as a clear opening without doors as suggested by the applicant on site.

### **3.0 Suggested conditions**

- 3.1 The architect has confirmed that my previously worded conditions (see below) were considered acceptable:

1. Joinery details for the following windows:

- i. Ground floor kitchen window on Elevation 4; and
- ii. Double-casements to both dormer windows on the rear wing (Elevations 2 and 4)

together with details of window ironmongery, shall be submitted to and approved in writing by the Local Planning Authority within 3 months of the date of this decision notice.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the grade II listed building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Policy HE1 of the Local Plan and to ensure the development is carried out in accordance with details which form the basis of this grant of listed building consent and to address previously unauthorised works.

2. Within 6 months of the approval of Condition 1, the unauthorised kitchen window and black-framed dormer casements shall be removed and replaced with white-painted casements incorporating the joinery / ironmongery details as approved under Condition 1.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the grade II listed building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Policy HE1 of the Local Plan and to ensure the development is carried out in accordance with details which form the basis of this grant of listed building consent and to address previously unauthorised works.

**Mark Simmons**  
**Senior Conservation Officer**