

DELEGATED FILE NOTE

CASE OFFICER: ...William Thompson.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/00869/LBC	Single storey rear extension and insertion of front door and window to existing side elevation	6 Bury End Pirton Hitchin Hertfordshire SG5 3QB

Submitted Plan Nos

3916 01A 3913 03E 3913 04A

HE1 Designated heritage assets

SECN16 Conserve + enhance historic environment

2.0 **Site History**

2.1 25/00868/FPH - Single storey rear extension and insertion of front door and window to existing side elevation.

Pending Consideration

2.2 23/02022/FPH - Single storey rear extension.

Conditional Permission

2.3 23/02023/LBC - Single storey rear extension.

Conditional Consent

2.4 16/02150/1HH - Single storey side extension and insertion of two rooflights to existing monopitch roof. Replace rear window with patio doors (as amended).

Conditional Permission

2.5 16/02151/1LB - Single storey side extension, internal alterations, insertion of two rooflights to existing monopitch roof. Infill rear door and side window, remove canopy, replace rear window with patio doors and replace ground and first floor windows (as amended).

Conditional Consent

2.6 13/01197/1LB - Restoration of original Inglenook fireplace.

Conditional Consent

2.7 13/00037/1LB - Paint existing pebble dash white on all elevations. Replace front door.

Conditional Consent

3.0 **Representations**

3.1 **Pirton Parish Council** – No objection.

3.2 **Pirton NP Steering Group** – None received.

3.3 **Conservation Officer** – No objection subject to conditions.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 6 Bury End is grade II listed and is located within the Pirton Conservation Area. The building is considered a Designated Heritage Asset for the purpose of applying the aims of Section 16 of the NPPF. The list entry reads as follows:

House, now 2 houses. C18 or earlier, C19 extensions each end. Timber frame on stuccoed sill, roughcast. Painted red brick extensions. Steep red tile roofs. A 2-storeys, 2-cells, internal-chimney, lobby entry plan house facing E, with single-storey extension to N end and lean-to at S end. Irregular E front with 3 windows to 1st floor, and 2 to ground floor and 2 doors, the second door at N end of front next exposed corner post. Flush, 2-lights, small-panes, casement windows. Plank door in middle up 2 steps.

4.2 **Proposal**

4.2.1 Listed Building Consent is sought for a single storey rear extension and the insertion of a front door and window to the existing side elevation.

4.3 **Key Issues**

4.3.1 The key issue in this case is the proposed developments impact upon the character and appearance of the designated heritage assets.

4.3.3 The Council's Conservation Officer provided a formal comment on the 20th May 2025, considering the impact of the proposal upon the listed building. The following conclusion has been lifted from that report: "It is considered that the proposal will satisfy the provisions of Sections 16(2) and 72(1) of the Planning (LB & CA) Act 1990 and fully accord with Section 16 of the Framework or Policy HE1 of the North Hertfordshire Local Plan 2011 – 2031 and is **UNOBJECTIONABLE.**"

4.3.4 Given the appropriate massing, materials and design of the proposal, subject to conditions, and that no objection has been raised from the conservation officer, it is not considered that the proposal would cause unacceptable harm to the listed building. The impacts of the proposal on the character and appearance of the building and its significance as a designated heritage asset are therefore considered acceptable. The proposal complies with Policy HE1 of the Local Plan, and Section 16 of the NPPF.

4.4 **Conclusion**

4.4.1 The proposed development is acceptable in heritage terms, in accordance with Policy HE1 of the Local Plan and Section 16 of the NPPF.

4.5 **Alternative Options**

4.5.1 N/A

4.6 **Pre-commencement Conditions**

4.6.1 N/A

5.0 **Recommendation**

5.1 That listed building consent be **GRANTED** subject to the following conditions:

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.

2. Section joinery details of the new window to the side elevation shall be submitted to and approved in writing by the Local Planning Authority. The new window shall then be installed in accordance with the approved details.
3. The window in the rear elevation shall be reused in the rear elevation of the weatherboarded section unless otherwise agreed and approved in writing by the Local Planning Authority. If agreed that the existing window is incapable of reuse, then section joinery details of a replacement window shall be submitted to and approved in writing by the Local Planning Authority. The new window shall then be installed in accordance with the approved details.

Signed  Anne McDonald	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 11 July 2025	