

CONSERVATION TEAM CONSULTATION APPLICATION RESPONSE

APPLICATION REF:	26/01144/FPH
CASE OFFICER:	WT
APPLICATION SITE:	Garden Cottage, Lower Green, Ickleford, Hitchin Hertfordshire SG5 3TU
DESCRIPTION OF WORKS:	Two storey side extension and alterations to fenestration arrangement including replacement rear dormer window. Installation of external cladding.

RECOMMENDATION:

I raise **NO OBJECTION** on the basis that the proposal will not harm the setting to The Thatched Cottage, thereby satisfying the provisions of Section 66(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 North Hertfordshire Local Plan 2011-2031.

Impact on the setting of The Thatched Cottage.

The proposal will have a small impact upon the listed building's setting.

SITE CONTEXT:

The Thatched Cottage adjacent to Garden Cottage is grade II listed and the list entry is given at the link below. The building is a Designated Heritage Asset for the purpose of applying the aims of Section of the NPPF and Policy HE1 of the North Hertfordshire Local Plan 2011-2031.

<https://historicengland.org.uk/listing/the-list/list-entry/1174409?section=official-list-entry>

In February 1983, planning permission was granted for the '*Erection of single storey extension and detached double garage*' under ref: **82/01617/1**. Under appn ref: **84/01544/1** permission was granted for '*Formation of first floor in garage to provide additional living accommodation and installation of front dormer window to dwelling*'. For circa 37 years the garage was used by the occupiers of The Thatched Cottage.

As stated previously, I have not previously seen a convincing justification for allowing the double-garage building to become a separate residential unit. However, the conversion to a single, one-bedroom detached dwelling has enabled the former garage building, in terms of appearance and form, to remain subordinate to and not compete with The Thatched Cottage. This has limited the prospect of the conversion harming the listed building's significance.



I raised a strong **OBJECTION** to the pre-application proposal (see appn file ref: 25/01500/PREH) but discussions were positive regarding finding a compromise solution.



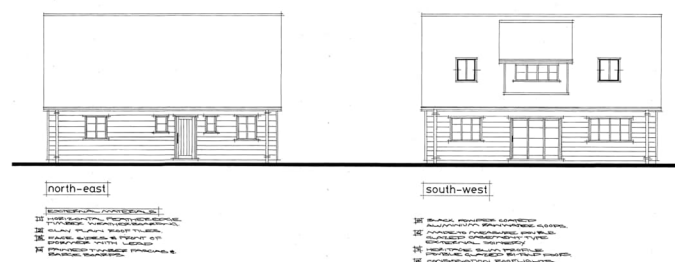
In April, I commented on the iteration above in which I wrote that:

".....If I have a concern, it is whether the number and size of roof lights is fully justified. The bedroom windows appear quite large and are proposed both front and rear. In addition, Bedroom 1 has a window in the gable end. I am unsure as to the reason why both bedrooms need two roof lights and if the front ones were omitted together this would improve the building's front elevation. Furthermore, a ground floor window and a roof light are shown as providing light onto the stairs. I am unconvinced that both are required and suggest that either is omitted. If the roof light is omitted, then the front roof slope would be tiled only (a positive)."

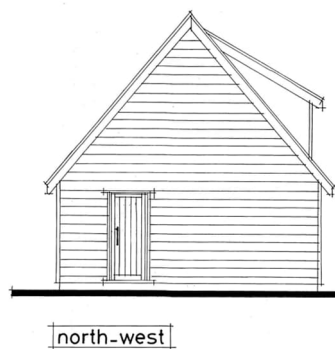
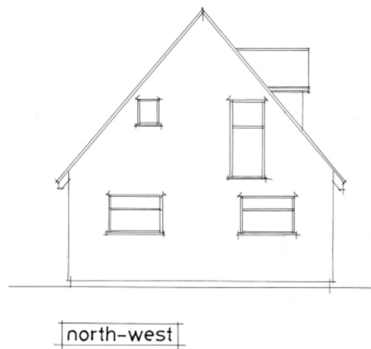
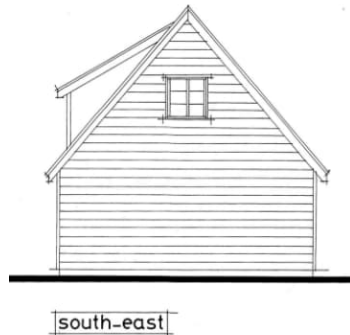
If there are roof lights on the rear roof slope only, I question the detailing of these as your drawing suggests some kind of roof balcony feature which I would be keen to discourage. Finally, a 4-light window is proposed front and back to the lounge. My thoughts are that retaining the large window to the rear but reducing the front one to maybe a double casement would reduce the domestic character slightly (a positive) to the front and from a practical point of view would provide additional internal wall space of required. I would say that that the equivalent of 6 casements in total would be more than sufficient for a living room of this size....".

DETAILED ANALYSIS AND CONSIDERATIONS:

Since pre-app, the scheme has been slightly adjusted to consider officer feedback, and the main issue remains which is to consider is the impact of the works on the setting of The Thatched Cottage i.e. Section 66(1).



I have considered this scheme carefully, in particular, the relationship with The Thatched Cottage. Considering that this once double garage is now a separate dwelling, the proposed weatherboarded exterior will ensure a 'barn-like' aesthetic which should appear harmoniously alongside the listed building. Importantly the front roofscape is left clear of alteration i.e. no roof lights or dormers and the north-west elevation will be improved.



One minor note, annotation no. 7 on drawing no. RL/4884-34 Rev B refers to "*Heritage slim profile double glazed bi-fold doors*", however, the proposed floor plan appears to imply a single external glazed door to the dining area with two glazed panels alongside? Clarification is sought.

Suggested bespoke conditions

1. If the existing roof is stripped then tiles capable of being salvaged shall be set aside for reuse on the building. To complete the roofing scheme, details or sample of the clay tiles to make up the shortfall shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of roofing works. Thereafter the roof shall be completed using salvaged tiles and approved new tiles unless otherwise agreed and approved in writing by the Local Planning Authority.

Reason: To ensure that special regard is paid to the character of the area and to the setting of The Thatched Cottage under Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Policy HE1 of the North Hertfordshire Local Plan.

2. Section joinery details of all new windows and the dining area glazing/door including a 1:1 scale drawing of the glazing bar profile and glazing system shall be submitted to and approved in writing by the Local Planning Authority prior to

manufacture. Thereafter the windows and doors shall be installed in accordance with the approved details.

Reason: To ensure that special regard is paid to the character of the area and to the setting of The Thatched Cottage under Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Policy HE1 of the North Hertfordshire Local Plan.

HERITAGE POLICY ASSESSMENT:

Planning (Listed Building and Conservation Areas) Act 1990:
Section 66(1)

North Hertfordshire Local Plan 2011-2031:
Policy HE1

NPPF (December 2024):

The following paragraphs are relevant:

- **135 c)** (*sympathetic to local character and history, including the surrounding built environment*),
- **207** (*local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting*)
- **210** (*desirability of new development making a positive contribution to local character and distinctiveness*),
- **212** (*great weight should be given to the asset's conservation*),
- **213** (*clear and convincing justification*), and
- **215** (*harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use*).

CONCLUSION:

I find this proposal **UNOBJECTIONABLE**.

OFFICER: Mark Simmons

DATE: 30/06/2026