

CONSERVATION TEAM CONSULTATION APPLICATION RESPONSE

APPLICATION REF:	25/01288/FPH & 25/01289/LBC
CASE OFFICER:	TH
APPLICATION SITE:	Church Farm House, Ashanger Lane, Clothall, Baldock Hertfordshire SG7 6RG
DESCRIPTION OF WORKS:	FPH - Single storey rear extension. Installation side external steps and replacement courtyard wall. Alterations to fenestration LBC - Single storey rear extension. Installation side external steps and replacement courtyard wall. Internal and external alterations.

RECOMMENDATION:

I raise **NO OBJECTION** on the basis that the proposal will satisfy the provisions of Sections 16(2) (LBC) and 66(1) (FPH) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and the aims of Section 16 of the NPPF and Policy HE1 of the North Hertfordshire Local Plan 2011-2031.

SHORT SUMMARY:

Impact on listed building's special character and its setting

The proposal will have a small impact upon the building's special character.

Harm, preserve or enhance.

The proposal would not harm the building's special character.

SITE CONTEXT:

Church Farmhouse is grade II listed and is therefore a Designated Heritage Asset for the purpose of applying the aims of Section 16 of the NPPF. The building was added to the Statutory List of Buildings of Special Architectural or Historic Interest on 27 May 1968, and the list entry is at the following link:

<https://historicengland.org.uk/listing/the-list/list-entry/1308196?section=official-list-entry>

DETAILED ANALYSIS AND CONSIDERATIONS:

It is a minor point, but I first advise that the description for ref: 25/01289/LBC may need to change to let's say '**Single storey rear extension. Internal and external alterations**', as the external steps and replacement courtyard wall do not require listed building consent.

Under application ref: 05/01400/1 the case officer wrote the following at 4.3.2.

*The proposed kitchen would be a large single storey addition to a substantial house. It would be located to the rear of the house, so although it would not be prominent in the street scene, it would be publicly visible. **Negotiations have taken place and several amended drawings submitted. I now feel that the extension would be in keeping with the character and appearance of the***

Listed house. I feel its size is not such as to be in conflict with the Council's Policy 30. The extension would be approximately 7 metres from the boundary fence with the rear garden of 1 Ashanger Lane. I consider that due to the single storey height and distance from this neighbour it would have no significant effect upon the occupiers residential amenity. No objections have been raised to the extension.

My first involvement on site was on 19 June 2007 when I took the left-hand image below and several other photos including inspecting a sample brick panel. I then visited again on 8 May 2008 and took the central and right-hand images.



Listed building consent was refused in 2007 for the repositioning of boiler house, enlargement of lobby and alterations to doors / windows as a variation of appn no. 05/01399/1LB. I was case officer for ref: 11/02940/1LB by which time the extension works were complete and listed building consent was sought for unauthorised alterations not covered by the 2005 consent.

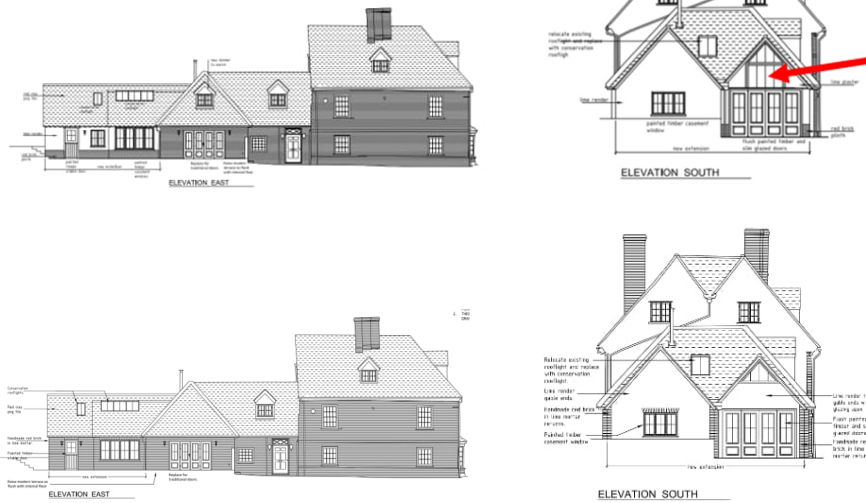
There is certainly a case to suggest that the scheme practically implemented under the 2005 consent has resulted in an extension that could be regarded as establishing an 'end' to development rearwards and the view from the driveway entrance confirms this. However, it may also be said that this is quite a bulky addition which is not overly sympathetic to the host building's special character. In this regard, I understand the design rationale in seeking to deflect attention away from the roof mass by introducing two smaller, well-proportioned gables. With hindsight a singular elongated range as depicted in the 2000 Google Earth image may have been a better outcome.

On 24 February 2025 I commented under ref: 24/02280/PREH for 'Single storey side extension, replace modern staircase and removal of partitions'. At 1.2 of my response, I suggested that attention is focused on the following:

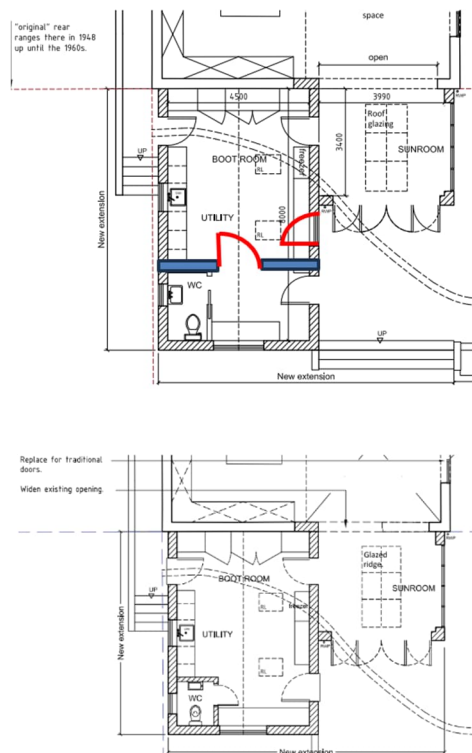
- Length of boot room / utility
- Replacing render with facing brickwork
- Omitting the dormer in hipped end
- Single as opposed to double garden wall gates.

At pre-app I said that there is a case for replacing the external render with facing brickwork, particularly to the sunroom and maybe just having a triangle of apex glazing in the gable end with weatherboarding or render introduced below this and above the doors (red arrow in image below).

I also went on to say at pre-app that whilst like other dormers in the side (east) elevation, the dormer window that was proposed in the hipped end of the existing addition would overly dominate this roof form and unbalance an otherwise acceptable roofscape. The difference being that the other two dormers relate to a larger expanse of roof so nestle into their respective roof forms. It is noted and welcomed that the dormer has been omitted.



A concern I had with the pre-app was the length of the boot room/utility addition which I considered excessive and overly accentuates the cumulative linear form and impact of rear additions. I suggested that a far more acceptable arrangement would be something along the lines offered in the image below with two options for a door position in one of these locations. The amended/current proposal is an improvement and welcomed.



No objection is raised to the other external alterations or to the internal alterations.

Finally, taking down the C21 garden wall and rebuilding to a square footprint as opposed to curved plan and springing from the corner of the existing extension would not harm the listed building's special character or setting. The applicant was encouraged to consider changing the pair of double gates in this wall to single gates as per the gate in the existing

wall. This has been changed for the current scheme. No objection is raised to the excavation works required towards the rear to enlarge the patio area.

Suggested conditions (25/01288/FPH)

1. In accordance with approved drawing no. 2416/PD/200 Rev B, the courtyard wall shall be erected with 'Imperial Country Blend Brick 65mm' in Flemish Bond and lime mortar and with a reclaimed saddle back brick coping unless otherwise agreed and approved in writing by the Local Planning Authority.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of this grade II listed building under Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Policy HE1 of the Local Plan.

Suggested conditions (25/01289/LBC)

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. The development hereby permitted shall be carried out wholly in accordance with the details specified in the application and supporting approved documents and plans listed above.

Reason: To ensure the development is carried out in accordance with details which form the basis of this grant of permission.

3. In accordance with approved drawing no. 2416/PD/202 Rev C, the roof of the extensions hereby consented shall be covered with a red clay peg tile unless otherwise agreed and approved in writing by the Local Planning Authority.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of this grade II listed building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Policy HE1 of the Local Plan.

4. In accordance with approved drawing no. 2416/PD/202 Rev C, the face brickwork to the extensions hereby approved shall be undertaken using 'Imperial Country Blend Brick 65mm' in Flemish Bond and lime mortar unless otherwise agreed and approved in writing by the Local Planning Authority.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of this grade II listed building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Policy HE1 of the Local Plan.

5. All new windows and doors shall be manufactured in timber unless otherwise agreed and approved in writing by the Local Planning Authority.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of this grade II listed building under

Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Policy HE1 of the Local Plan.

6. Section details of all new windows (including 1:1 scale of glazing bars and glazing system) and details of method of opening shall be submitted to and approved in writing by the Local Planning Authority prior to their manufacture and installation. Thereafter, the windows shall be installed in accordance with the approved details.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of this grade II listed building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Policy HE1 of the Local Plan.

HERITAGE POLICY ASSESSMENT:

Planning (Listed Building and Conservation Areas) Act 1990:

Sections 16(2) – LBC only and 66(1) – FP only

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:

Following adjustments resulting from the pre-application process, the proposal is now considered acceptable.

OFFICER: Mark Simmons

DATE: 23/07/2025