



Historic England

Ms Melissa Tyler
North Hertfordshire District Council
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Direct Dial: 01223 582721

Our ref: L01604707/ P01604704

19 February 2026

Dear Ms Tyler

**Arrangements for Handling Heritage Applications Direction 2021
& T&CP (Development Management Procedure) (England) Order 2015
& Planning (Listed Buildings & Conservation Areas) Regulations 1990**

**TUDOR HOUSE, POYNDERS END, PRESTON, HITCHIN, HERTFORDSHIRE,
SG4 7RX
Application Nos 26/00248/LBC & 26/00321/FPH**

Thank you for your letters of 18 February 2026 regarding the above applications for listed building consent and planning permission. On the basis of the information available to date, we offer the following advice to assist your authority in determining the applications.

Historic England Advice

Tudor House originated in the 16th century, but the proposed works relate to replacing a 1980s kitchen extension as well as altering windows in the adjoining range, which dates from the 19th century. The physical impact on the most significant parts of the building would therefore be limited and the scale of the extension is modest, so not adversely affecting the adjacent grade II listed 19th century dairy. Any impact on the significance of the house is in the nature of visual impact.

The proposed extension would be modest in scale and traditional in form with a tile roof proposed. This accords well with both the hierarchy of elements which make up the building and also accords with the consistent use of traditional materials which characterise this multi-phase, accretive building. During pre-application engagement the design of the proposed fenestration has been amended, and we are content to leave the final details of that to the Council's conservation officer. We also have no concern with replacing the existing window on the side of the house with doors as,



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given the scale of the elevation, they would not have a negative effect. Their design also needs to also be carefully considered, and we are also content to leave the final details of that to the Council's conservation officer.

The National Planning Policy Framework (NPPF) states that the purpose of the planning system is to achieve sustainable development and that protection and enhancement of the historic environment is an overarching objective in this (paragraphs 7 and 8). The significance of listed buildings and conservation areas can be harmed or lost by alteration to them or development in their setting. The NPPF states that clear and convincing justification should be made for any such harm and that 'great weight' should be given to the conservation of listed buildings and conservation areas irrespective of the level of harm caused (paragraphs 213 and 215). This justification should be especially convincing where harm to buildings of a high grade of listing is concerned.

We have considered this application in terms of this policy and while we would not object to the proposals. We would therefore support the application as it stands, but recommend the Council ensure the details of fenestration are suitable. This would better achieve the NPPF's overarching aim of promoting sustainable development. We are content to leave this matter to the Council along with the determination of the application without further reference to Historic England.

Recommendation

Historic England has no objection to the application on heritage grounds. We consider that the application meets the requirements of the NPPF, in particular paragraph numbers 7, 8, 212, 213 and 215. In determining this application you should bear in mind the statutory duty of section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 to have special regard to the desirability of preserving listed buildings or their setting or any features of special architectural or historic interest which they possess and section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 to pay special attention to the desirability of preserving or enhancing the character or appearance of conservation areas. Your authority should take these representations into account in determining the application. If there are any material changes to the proposals, or you would like further advice, please contact us. Please advise us of the decision in due course.

Yours sincerely

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