

DELEGATED FILE NOTE

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

**APPLICATION
REFERENCE**

**BRIEF DESCRIPTION OF
DEVELOPMENT**

APPLICATION SITE

24/02925/LBC

Internal alterations to relocate kitchen.

Box Tree Cottage
Arch Road
Great Wymondley
Hitchin
Hertfordshire
SG4 7ET

Submitted Plan Nos

1130 - PL04 1130 - PL05 1130 - 01a 1130 - 02a 1130 - 03a 1130 - PL01 1130 - PL02 1130 - PL03

1.0 Policies

HE1 Designated heritage assets

SECN16

Conserve + enhance historic environment

2.0 **Relevant Site History**

2.1 24/02924/FPH - Alterations to existing fenestration.

Conditional Permission

13/00566/1HH - Proposed outbuilding in rear garden

Conditional Permission

02/00813/1LB - Addition of 2 rooflights to rear elevation and a single pair of doors in the East elevation of barn to rear of dwelling (works in addition of 01/00863/1LB)

Conditional Permission

01/00863/1LB - Single storey link extension. Alterations to facilitate use of barn as additional residential accommodation (as amended by drawing no 1090.02B received 11.7.2001)

Conditional Permission

01/00862/1HH - Single storey link extension. Alterations to facilitate use of barn as additional residential accommodation (as amended by drawing no 1090.02B received 11.7.2001)

Conditional Permission

3.0 **Representations**

3.1 **Conservation Officer** – No objection

Natural, Historic and Built Environment – No objection

Wymondley Parish Council – None received

Historic Buildings & Places – None received

4.0 **Planning Considerations**

4.1 Site and Surroundings

- 4.1.1 The site is a two storey Grade II* listed building on the east side of Arch Road, Great Wymondley, Hitchin. The site is within the Great Wymondley Conservation Area and the Green Belt and has many listed buildings in the surrounding area.

4.2 Proposal

- 4.2.1 Internal alterations to relocate kitchen.

4.3 Key Issues

- 4.3.1 The key material considerations are whether the proposal is acceptable on heritage grounds regarding its impacts on the significance of the listed building as a designated heritage asset. This is set out in Section 16 (2) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

- 4.3.2 On the basis of the comments from the Conservation Officer, the proposed works are not considered harmful to the special significance and character of the listed building, as the relocation of the kitchen would not see loss of historic fabric of significance.

- 4.3.3 It is not considered that the application harms the significance of the designated heritage asset the subject of this application. 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 Policies SP13 and HE1 of the Local Plan, and Section 16 of the NPPF.

4.4 Conclusion

- 4.4.1 The proposed works are therefore considered to preserve the significance of the listed building as a designated heritage asset.

5.0 Recommendation

5.1 To **GRANT** listed building consent 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.

Signed  Sam Dicocco Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 8 April 2025	