

North Hertfordshire District Council

Building Conservation comments

File Ref: 25/00651/FPH & 25/00652/LBC

Date: 22/05/2025

Planning Officer: TH

Address: Rustling End Farm, Rustling End, Codicote, Hitchin, Herts SG4 8TD

Subject: See below

- **25/00651/FPH** - Single storey glazed infill link on north elevation and single storey glazed link between farmhouse and henhouse. External alterations to henhouse and stables to include alterations to fenestration to facilitate conversion to additional ancillary accommodation.
- **25/00652/LBC** - Single storey glazed infill link on north elevation and single storey glazed link between farmhouse and henhouse. Internal and External alterations to henhouse and stables to include alterations to fenestration to facilitate conversion to additional ancillary accommodation.

1.0 Recommendation

- 1.1 Subject to conditions (see 6.0 below), it is considered that the proposed works will not occasion harm to Rustling End Farmhouse's special character thus satisfies the provisions of Sections 16(2) (LBC only) and 66(1) (FPH only) of the Planning (LB & CA) Act 1990 and will accord with Section 16 of the Framework or Policy HE1 of the North Hertfordshire Local Plan 2011 – 2031. Consequently, I find the proposal **UNOBJECTIONABLE**.

2.0 Context

- 2.1 Rustling End 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 21 March 1984 (see link below for description):
- <https://historicengland.org.uk/listing/the-list/list-entry/1295648?section=official-list-entry>
- 2.2 The map regression for this site clearly identifies the two outbuildings that are subject of this application and these are pre-1st July 1948 which is a pre-requisite for curtilage-listing.

3.0 The Local Plan and NPPF

- 3.1 Policy HE1 of the North Hertfordshire Local Plan 2011 - 2031 is relevant as are the following paragraphs of the NPPF:
- **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).

4.0 Single storey glazed infill link on north elevation and single storey glazed link between farmhouse and henhouse.

- 4.1 The following is noted in the document entitled REF-03/25: Design & Access with Heritage Statement (05/03/2025) [hereafter DAHS].

The existing lean-to construction on the main farmhouse was originally of single skin brick with asbestos sheet roof used to house an old boiler, accessible from the exterior of the main farmhouse.

As an outbuilding, this was probably left largely unmaintained and suspected to have rotted away or collapsed. The lean-to in its current state was rebuilt in 1970's (before its first listing in 1984) by the Hamid family (owners at the time) on the same footprint as the original. As such, the construction is a modern sympathetic construction. (Source: David Hamid & Godfrey Henwood – previous owners)

- 4.2 Following detailed pre-app advice these formal applications reflect the various points made which has improved the scheme overall. For instance, the scheme removes the glazed link between the glazed infill on the north elevation of the farmhouse and the stables building ensuring that the infill itself is set back from the existing lean-to and the gable end. Both glazed elements are considered acceptable and will not occasion harm to the listed building's special character.

5.0 Internal and external alterations to henhouse and stables to include alterations to fenestration to facilitate conversion to additional ancillary accommodation.

- 5.1 A significant aspect of this scheme is based on 'saving' and putting to new use, two outbuildings. I am, however, unconvinced that the condition of both buildings is such that conversion is deemed a necessity. Both buildings are boarded although the 'henhouse' building is only part timber-framed, part flint and part brick and externally clad primarily in weatherboarding and with a slate roof.



- 5.2 Following pre-app advice the link to the farmhouse has been reduced back and the following is now proposed:

- Glazing to the henhouse reduced,
- Size and number of roof lights to the henhouse reduced, and
- Inner leaf glazed door to both doorways introduced keeping the existing doors or similar replacements as an external 'shutter' type feature).

5.3 It is noted in the submitted DAHS that:

The applicant would like to keep the far gable end glazed to allow natural light and view to the garden. We propose to do this sympathetically by the preferred method of "face glazing", which will help to protect the historic timber framework as well as show off its beauty.

The slight concern with this is whether the face glazing ends up sitting proud of the existing wall below or is the intention to build the wall out, so the end glazing sits on a new face wall?

5.4 Following pre-app advice it is also no longer proposed to remove significant sections of loadbearing brick wall to facilitate the enlargement of the kitchen and the removal of three ground floor windows, so the kitchen will remain more or less as is and is unobjectionable.

5.5 On 9 January and 20 February 2025, I gave feedback on ref:24/01988/PREH. At the time I advised that some of the proposed structural interventions were deemed 'relevant works' under 'ARRANGEMENTS FOR HANDLING HERITAGE APPLICATIONS – NOTIFICATION TO HISTORIC ENGLAND AND NATIONAL AMENITY SOCIETIES AND THE SECRETARY OF STATE (ENGLAND) DIRECTION 2021'. However, those works no longer form part of the formal application and so notifying Historic England and The National Amenity Societies is no longer considered necessary.

6.0 Suggested conditions (LBC only)

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. As set out in document entitled REF-03/25: Construction materials, the framing of the glazed infill and link hereby approved shall be constructed using slim profile aluminium powder-coated frames in matt black. The profiles of which shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of that part of the development hereby consented. Thereafter the framing shall be implemented 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(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

3. Details of how the 'face glazing' of part of the gable end to the henhouse will relate to the existing timber frame and the plinth wall below shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of that part of the development hereby consented. Thereafter the 'face framing' shall be implemented 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(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

4. The windows to the north elevation of the henhouse shall receive flush timber frames without trickle vents 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(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

5. Details of all new doors shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of that part of the development hereby consented. Thereafter the new doors shall be implemented 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(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

6. Details of the roof lights shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of that part of the development hereby consented. Thereafter the roof lights shall be implemented 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(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

7. Details of wall and roof insulation to the stables and the henhouse shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of that part of the development hereby consented. Thereafter the insulation shall be implemented 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(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Mark Simmons
Senior Conservation Officer