

DELEGATED FILE NOTE

CASE OFFICER: ...Thomas Howe.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
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.	Rustling End Farm Rustling End Codicote Hitchin Hertfordshire SG4 8TD

Submitted Plan Nos

0325-LOC 03/25-001.1 03/25-001.2 03/25-001.3 03/25-001.4 03/25-001.5 03/25-001.6 03/25-001.7 03/25-001.8 03/25-G2.1-Rev-D 03/25-G2.2 03/25-G3

1.0 Policies

HE1 Designated heritage assets

SECN16 Conserve + enhance historic environment

2.0 **Site History**

2.1 Various applications relating to subdivision of site.

3.0 **Representations**

3.1 **Conservation Officer** – No Objections:

“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”

Recommends conditions.

3.2 Neighbours: N/A

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 Rustling End Farm comprises a Grade II Listed residential dwelling off Rustling End, near to Codicote. The site is within the Green Belt. Its list entry reads as follows:

“Farmhouse. C17 timber frame. Late C18 or early C19 red brick casing. Gable ends have some C17 flint and red brick chequered walling. Plain tile roof. 2 storeys. 5 windows, those of ground floor segmental headed. 2-light C20 casements. Door on right centre in c1970 tile-hung porch. External left chimney stack. Rear gabled projection on right with some exposed timber framing. Interior has exposed beams and joists forming 3-4 bays.”

4.2 **Proposal**

4.2.1 Listed Building Consent is sought for:

- Single storey glazed infill link on north elevation.
- 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.

4.3 **Key Issues**

- 4.3.1 The key issues for consideration are the impact the proposed development would have on the character and appearance on the grade II listed building.
- 4.3.2 The Conservation officer advised no objection to the proposed development. The Conservation officer considers that the proposed works would not significantly detract or impact on the listed building to merit an objection. Conditions have been recommended, and the applicant has agreed to their inclusion.
- 4.3.3 The impacts of the proposal on the character and appearance of the building and its significance as a designated heritage asset are considered acceptable.

4.4 **Conclusion**

- 4.4.1 The proposals are acceptable in listed building terms.

4.5 **Alternative Options**

- 4.5.1 None applicable.

5.0 **Recommendation**

- 5.1 That Listed Building Consent be **GRANTED** 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.

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.

Signed  Sam Dicocco Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 2 June 2025	