

DELEGATED FILE NOTE

CASE OFFICER: ...Alex Howard.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/02872/LBC	Single storey rear extension, replace existing windows and front door, and internal alterations to modern extended parts of the house (development already carried out).	Tinkers Cottage Dane End Therfield Royston Hertfordshire SG8 9RH

Submitted Plan Nos

452-PL-01 452-EX-02 452-EX-03 452-EX-04 452-EX-05 452-PL-02 452-PL-03 452-PL-04 452-PL-05
452-PL-06 452-PL-07

1.0 Policies

HE1 Designated heritage assets

SECN16 Conserve + enhance historic environment

2.0 Site History

2.1 Extensive site history from 1985 to 2010, relating to various extensions and alterations to the host building and new buildings on the site.

3.0 Representations

3.1 **Conservation Officer** – See below

4.0 Planning Considerations

4.1 **Site and Surroundings**

4.1.1 Tinkers Cottage (referred to as Casa Mia, Dane End in the list entry) is grade II listed and is a Designated Heritage Asset for the purpose of applying the aims of Section 16 of the NPPF. The list entry reads as follows and was added to the Statutory List on 29 January 1986:

“THERFIELD DANE END TL 33 NW (West side) 4/111 Casa Mia II House. c.1600, floored and heated later C17 or early C18, extended C18 or C19. Timber frame, rendered and weatherboarded. Thatched roof. Originally a 3 bay open hall, floored and heated as lobby entry. 1 storey and attic. Entrance to left of centre. Three 2 light small pane flush frame casements. Two 2 light gabled dormers to centre and right. Lower eaves to small addition to right. Ridge stack behind entrance. Weatherboarded gable ends with 1 and 2 light casements to left. To rear: a door, 2 light casement and a gault brick C19 external stack. Interior: stop chamfered bearers and joists, jowled posts, clasped purlin roof with S-shaped wind braces”.

4.2 **Proposal**

4.2.1 Listed Building Consent is sought for a single storey rear extension, replace existing windows and front door, and internal alterations to modern extended parts of the house (development already carried out).

4.3 **Key Issues**

- 4.3.1 The key issue in this case is the proposed developments impact upon the character and appearance of the designated heritage assets.
- 4.3.2 The site is Grade II listed. Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that where considering whether to grant planning permission for development which affects a listed building, or its setting special regard shall be had to the desirability of preserving the building or its setting or any features of special architectural interest which it possesses.
- 4.3.3 The Council's Conservation Officer provided a formal comment on the 16th January 2026, considering the impact of the development upon the listed building. The following conclusion has been lifted from that report:

*"I raise **NO OBJECTION** to the scheme as it will generally satisfy the provisions of Sections 16(2) for ref: 25/02872/LBC and 66(1) for ref: 25/02871/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. No time limit condition is required as development already carried out".*

- 4.3.4 As this is a retrospective application, no conditions are recommended.

4.4 **Conclusion**

- 4.4.1 The proposed development is acceptable in heritage terms, in accordance with Policy HE1 of the Local Plan and Section 16 of the NPPF.

4.5 **Alternative Options**

- 4.5.1 N/A

4.6 **Pre-commencement Conditions**

- 4.6.1 N/A

5.0 **Recommendation**

- 5.1 That listed building consent be **GRANTED**.

Signed  Anne McDonald Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 19 January 2026	