

DELEGATED FILE NOTE

CASE OFFICER: ...Mark Simmons.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/02935/LBC	Take down chimney stack on south elevation of west wing to approximately ridge level and reconstruct (development already carried out)	Youngloves Farmhouse Southern Green Rushden Buntingford Hertfordshire SG9 0SP

Submitted Plan Nos

Location GAL-421-WD-010

HE1 Designated heritage assets

SECN16 Conserve + enhance historic environment

2.0 **Site History**

2.1 The full planning history can be viewed on file and only a selection of applications is provided below:

92/00201/1LB - Single storey side extension to provide store/boiler room and enlargement of existing ground floor window on south elevation.
CON 13.04.1992

92/00284/1- Single storey side extension to provide store / boiler room.
CP 30.04.1992

98/00485/1HH - Two storey rear extension.
CP 09.06.1998

98/00486/1LB - Two storey rear extension (as amplified by plan received 13.5.98)
CON 09.06.1998

24/01123/LBC – Remove existing render to East Gable prior to timber frame repairs or replacement, installation of insulation, wood fibre board and re-render with Limecote. Extend window sills prior to redecoration (as amplified by side elevation drawing no. GAL 421 (PC) 100 and survey/method statement received on 04/07/2024).
CCON 22.07.2024

24/01527/LBC - Remove existing render to North Gable prior to timber frame repairs or replacement, remove existing concrete plinth and reinstate brick plinth, installation of insulation, woodfibre board and re-render with limecote. Extend window sills prior to redecoration (as amplified by Survey and Method Statement received on 29.07.2024, drawing no. 15007-S-01 Remedial Plinth Sketch (1) received on 16.08.2024 and Proposed Section Sketch 01 received on 20.08.2024).
CCON 29.08.2024

25/01028/LBC - Re-render and re-weatherboard works to South and West Elevation. Prior to timber frame repairs or replacement to South Elevation, remove render up to 1.2m from ground level and install footings to receive reinstated brick plinth. Remove remaining render from South Elevation, install insulation, apply wood fibre board then re-render with Limecote before decorating with Keim Soldalit mineral paint. For South

Gable and West Elevation, remove weatherboarding, install insulation, repoint masonry and replace weatherboard with pre-painted softwood boards finished with Bedec Black Barn Paint. Remove tile pentice details over windows on rendered section of South Elevation before replacing in timber (as amplified by document entitled 'Youngloves Farmhouse South Elevation Timber Repairs' and photographs received with email dated 03.07.2025).

CCON 04.07.2025

25/02612/GEN

Partial rebuild of chimney stack

3.0 **Policies**

3.1 Policy HE1 of the North Hertfordshire Local Plan 2011 – 2031 is relevant as are the following paragraphs of Section 16 of the National Planning Policy Framework (Dec 2024):

- ☐ **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 **Representations**

4.1 **Rushden and Wallington Parish Council** – No comment received.

Press & site notices – No comments received.

5.0 **Planning Considerations**

5.1 **Site & Surroundings**

5.1.1 Youngloves is grade II listed and is located within the Southern Green Conservation Area. Both the building and the area are Designated Heritage Asset for the purpose of applying the aims of the NPPF. The list entry is found at the following link:

<https://historicengland.org.uk/listing/the-list/list-entry/1102636?section=official-list-entry>

5.2 **Proposal**

5.2.1 The proposal is '**Take down chimney stack on south elevation of west wing to approximately ridge level and reconstruct (development already carried out)**'.

5.3 **Key Issues**

5.3.1 The key issue here is to consider the impact of the proposal on the listed building and the character and appearance of the Southern Green Conservation Area. With reference to Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990, the following should be noted: "In considering whether to grant listed building consent for any works the local planning authority or the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special interest or historic interest which it possesses".

5.3.2 The part of the listed building directly affected is referred to in the list entry as

At left end projecting forward second C18 block has an entrance on inner elevation with a raking tiled hood, first floor 3 light casement, ground floor left red brick to gable end which is brick to end stack with a projecting oven, part weatherboarded.

5.3.3 The following details have been received in support of this application:

- ☐ Drawing no. GAL 421 (WD) 010 – Chimney Elevations, and
- ☐ Survey and Method Statement - Chimney Rebuild (20 October 2025)

5.3.4 The Survey and Method Statement set out the description of works as follows

3.1. Description of Works

- a. Carefully dismantle the existing chimney stack down to sound masonry.*
- b. Salvage and clean all reusable historic bricks for re-use.*
- c. Rebuild the stack to original dimensions, profiles, and detailing using lime-based mortar and matching reclaimed bricks where necessary.*
- d. Repoint the new work with lime mortar, matching original joints in width, texture, and finish.*
- e. Install new lead flashings and trays in accordance with Lead Sheet Association (LSA) guidelines.*
- f. Inspect and ensure stability, alignment, and weatherproofing on completion.*

The materials are described as follows:

3.3. Materials

- a. Bricks: Reclaimed imperial bricks to match existing (size, colour, texture).*
- b. Mortar: Natural hydraulic lime (NHL 5) and attempting to match existing composition and colour.*
- c. Leadwork: Code 4–5 sheet lead with patination oil, fitted to LSA standards.*
- d. Scaffolding: Independently tied scaffold with full boarded working platform and edge protection.*
- e. Hand tools only for dismantling to minimise vibration and protect surrounding masonry.*

5.4 Alternative Options

5.4.1 None applicable.

5.5 Pre-Commencement Conditions

5.5.1 None applicable.

5.6 Conclusion

5.6.1 The work is convincingly justified and has not occasioned harm to the listed building's special character or the character or appearance of the Southern Green Conservation

Area. Consequently, the development as carried out satisfies Sections 16(2) and 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, the aims of Section 16 of the NPPF and the aims of Policy HE1 of the North Hertfordshire Local Plan 2011-2031, and is, therefore, **UNOBJECTIONABLE**.

6.0 **Recommendation**

6.1 That listed building consent be **GRANTED**.

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