

DELEGATED FILE NOTE

CASE OFFICER: ...Tabitha Kaye.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
26/00125/LBC	Single storey rear extension with glazed link to main dwelling, alterations to existing fenestration and internal works.	Moss Rose Cottage Payne End Sandon Buntingford Hertfordshire SG9 0QU

Submitted Plan Nos

Location Plan Sheet 2 of 4 389/04A 389/06A 389/07A 08 389/05A

1.0 Policies

SECN16 Conserve + enhance historic environment

HE1 Designated heritage assets

2.0 **Relevant Site History**

2.1 No relevant site history.

3.0 **Representations**

3.1 **Sandon Parish Council** – No comments.

3.2 **NHC Conservation** – No objection.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The application site accommodates Moss Rose Cottage, a Grade II Listed two-storey cottage. Moss Rose Cottage occupies a corner plot in a prominent position on Payne End/Dark Lane. The site benefits from a large plot with numerous outbuildings and mature boundary hedges. The site is located within the Sandon settlement boundary and the Sandon Conservation Area.

4.2 **Proposal**

- 4.2.1 Single storey rear extension with glazed link to main dwelling, alterations to existing fenestration and internal works.

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 Council's Conservation Officer provided a formal comment on the 14th April 2026, considering the impact of the proposal upon the listed building. The following conclusion has been lifted from that report:

*There is **NO OBJECTION**. The scheme will satisfy the provisions of Sections 16(2) (LBC) and 66(1) (FPH) and 72(1) (both) 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.*

SHORT SUMMARY:

Impact on listed building's special character –

The official list entry is copied below.

SANDON PAYNE END TL 33 SW (South side) Sandon 7/79 Moss Rose Cottage II House, once 2 dwellings. Mid to late C17, extended and altered C20. Timber frame, rendered. Half hipped thatched roof. 2 cell lobby entry. 1 storey and attics. Projecting gabled entrance porch with flanking horizontal sliding sashes. Axial red brick ridge stack. Right end entrance and C20 casements. Left end ground floor horizontal sliding sash, attic C20 3 light casement. To rear, gable ended extension with flanking slate

roofed lean-tos.

Listing NGR: TL3185534489

Following on from a pre application the scheme has now been reduced to read as subservient to the host dwelling and the glazed link provides a clear separation between the original building and this new addition. For those reasons this application is now considered to be supportable subject to materials which will be conditioned.

Impact on setting of heritage assets and how this affects significance –

The proposal is considered not to cause harm to the setting of the listed building or conservation area for the reasons given above.

4.4 Conclusion

- 4.4.1 The development accords with the provisions of Policy HE1 of the North Hertfordshire Local Plan 2011-2031 and Section 16 of the NPPF. The development is considered to accord with Sections 16(2) and 66(1) of the Planning (Listed Building and Conservation Areas) act 1990. Grant Listed Building Consent.

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**, 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. Details of materials to be used for the works, hereby granted consent, shall be submitted to and agreed, in writing, by the Local Planning Authority before any works are commenced.

Reason: To safeguard the character and appearance of the listed building to which this consent relates and to comply with Policies SP13 and HE1 of the North Hertfordshire Local Plan 2011 to 2031.

Signed  Anne McDonald	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 22 April 2026	