

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
26/00132/LBC	Replacement roof to existing rear conservatory and insertion of nine rooflights. Internal alterations (amended plans received 11.03.26).	The Green Man 5 High Street Offley Hitchin Hertfordshire SG5 3AR

Submitted Plan Nos

9319 - 01-02 9319 - 04-01 9319 - 04-02 9319 - 04-04 Location Plan 9319 - 04-03 9319-01-01 9319-02-01

1.0 Policies

SECN16 Conserve + enhance historic environment

HE1 Designated heritage assets

2.0 Site History

- 2.1 **23/00607/LBC:** Take down and rebuild on a like-for-like basis central section of curtilage-listed front boundary wall. **Conditional Consent.**
- 2.2 **20/02578/LBC:** Erection of outdoor shed kitchen and bar unit, open pergola with polycarbonate roof and festoon lighting. Installation of paved areas with outdoor seating and erection of post mounted tv screens. **Withdrawn.**
- 2.3 **11/00549/1LB:** Remove existing signs & install Internally and externally illuminated post sign (Item 1); 3 Externally illuminated signs (Items 2, 3 and 4); Internally illuminated sign (Menu case: Item 5); 3 Non illuminated signs (Car park signs: Item 7 and 8 and 2 Lanterns (Item 6) (As amended by plans received 25 May 2011). **Conditional Consent.**
- 2.4 **97/00908/1LB:** Single storey side extension to provide beer cellar. External and internal alterations (as a variation of consent no. 97/0446/1LB granted on 3.7.97). **Consent.**
- 2.5 **97/00446/1LB:** Single storey side extension to provide beer cellar. External and internal alterations (as amended by drawing nos 9703.01A, 03, 04B and 06C received 19.6.97). **Consent.**
- 2.6 **91/00537/1LB:** Internal alteration to extend kitchen into existing bar. **Consent.**

- 2.7 **89/01365/1LB:** Rear glazed conservatory over part of existing terrace (as revised by amended plans dated 22nd November 1989. **Conditional Consent.**

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

- 4.1.1 The application site accommodates The Green Man, a Grade II Listed public house located along High Street, Offley. The site is within the Offley settlement boundary and Offley Conservation Area.

4.2 **Proposal**

- 4.2.1 Replacement roof to existing rear conservatory and insertion of nine rooflights. Internal alterations.

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 10th March 2026, considering the impact of the proposal upon the listed building. The following comments and conclusion have been lifted from that report:

As stated above, the description for both the planning application and the listed building consent refer to replacement roof to existing rear conservatory and insertion of two rooflights. I also note the following on page 2 of the Heritage Statement:

'The proposal seeks to remove the existing defective conservatory roof and replace it with a pitched tiled roof, using tiles to match the existing roof materials of the main building. Glazed Velux rooflights will be installed within the new roof to maintain adequate levels of natural daylight into the pub. No changes are proposed to the footprint of the conservatory or to the principal elevations of the building.'

The descriptions and the Heritage Statement raise the following questions:

Point 1

The Heritage Statement specifically says that the conservatory roof is to be replaced with a pitched tiled roof, using tiles to match the existing roof materials of the main building. The main building has steeply pitched roofs (varying generally between 45° and 50°) that are conducive to receiving clay handmade tiles. Whereas the conservatory roof is 35° or thereabouts which is generally considered too low for handmade clay tiles. Drawing no. 9319-04-03 A refers is annotated with 'new slate pitched roof'. Whilst this addresses the issue of roof pitch it means that the Heritage Statement is incorrect and should perhaps have read as "The proposal seeks to remove the existing defective conservatory roof and replace it with a pitched slate roof to match the existing roof materials of other single-storey buildings on site".

Point 2

The glazed roof and walls to the conservatory denote this as being a later structure and so there is a case to say that identifying this as being 'different' from the principal host building maintains the significance of the principal building. Re-roofing in slate would ensure that the conservatory associates more readily with the existing single-storey buildings.

Point 3

The description mentions two roof lights, however, drawing no. 9319-04-03 A indicates 9 no. roof lights when compared with the existing roof plan (below left), so I am confused. Having said that and subject to clarification, I find this unobjectionable.

Point 4

Although the description for the LB works includes 'internal alterations' there are no drawings to indicate what is included, only the following in the Heritage Statement:

'Interior Design Enhancements

The interior of The Green Man will receive design improvements that reflect the traditional aesthetic of the pub while modernising it to meet contemporary standards of comfort and appeal. These enhancements will be sympathetic to the building's period details, using materials, colours, and design elements that align with its heritage.

The interior work will balance modern functionality with a respect for the building's original atmosphere and architectural features which will be retained as part of the scheme. New fixed elements include new flooring, refurbished bar and display, new

decorative screens, and fixed seating, adapting, or replacing some existing features, none of which hold any historical value and appear later additions.'

Retaining reference to 'internal alterations' in the description implies that there are works that affect the special character of the listed building i.e. requiring LBC. However, if the works are new flooring, refurbished bar and display, new decorative screens and fixed seating and adapting or replacing some existing features, my questions are:

- Is there any flooring of interest that is being removed or is this replacing existing modern flooring, in which does not affect special character? and*
- What existing features are being adapted or replaced?*

I suspect that there are no alterations affecting special character to warrant specific inclusion in the description of works, but a plan would have assisted in understanding what is proposed.

Point 5

No objection is raised to the erection of timber arbour, installation of fencing, post lamps and raised fixed planters.

RECOMMENDATION:

*I raise **NO OBJECTION** on the basis that the proposal will neither harm The Green Man's special character or occasion harm to the character or appearance of the Great Offley Conservation Area. The proposal satisfies the provisions of Sections 16(2) (LBC only) 66(1) (FPH only) and 72(1) (both) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and the aims of para 135(c) and Section 16 of the NPPF and Policy HE1 of the North Hertfordshire Local Plan 2011-2031.*

- 4.3.3 Clarification on points 1-4 raised in the report have been addressed by the agent, and the description of development amended accordingly, to the satisfaction of the Conservation Officer.
- 4.3.4 Therefore, the impacts of the development on the historic fabric of the Grade II* listed building and its significance as a designated heritage asset are considered to be acceptable in accordance with Policy HE1 of the NHLP, Section 16 of the NPPF, as well as Sections 16(2) and 66(1) of the Planning (Listed Building and Conservation Areas) act 1990.

4.4 Conclusion

- 4.4.1 The proposed works therefore comply with Policy HE1 of the Local Plan 2011-2031 and Section 16 of the NPPF. The works are considered to accord with Sections 16(2) and

66(1) of the Planning (Listed Building and Conservation Areas) act 1990. Therefore, it is recommended that Listed Building Consent be **GRANTED**.

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.

3. A sample or details of the proposed slate for the conservatory roof shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the conservatory roof shall only be covered in accordance with the approved roof sample/details.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Policy HE1 of the North Hertfordshire Local Plan.

4. Details of the conservatory rooflights shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the conservatory rooflights shall only be installed 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 the building under Section 16 of the Planning

(Listed Buildings and Conservation Areas) Act 1990 and Policy HE1 of the North Hertfordshire Local Plan.

Signed  Anne McDonald Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 16 March 2026	