

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
26/00069/LBC	Installation of a log burner in main reception room.	32 Shillington Road Pirton Hitchin Hertfordshire SG5 3QL

Submitted Plan Nos

Location Plan 11/33/05A

1.0 Policies

HE1 Designated heritage assets

SECN16 Conserve + enhance historic environment

2.0 **Site History**

2.1 Please note the following application types are excluded from the following list: TCA and DOC:

11/02218/1LB - Complete retiling including introducing a felt underlay. Remove pebble dash from front and rear gables and replace with lime render and reinstate windows in each gable. Remove rear chimney stack. Internal alterations to include replacement floor finish to part of ground floor; remove internal walls to Boot Room and between Kitchen and Boot Room; reinstate doors between Reception 3 and 4 and between Hall and Reception 3; restore inglenook in Reception 4.

CCON 14.12.2011

13/00223/1LB - Renovate and re-instate two rear windows on the rear elevation. Removal of Pebble dash on rear extension and render in lime-consistent with the Lime rendered gables.

CCON 20.03.2013

13/01948/1HH - Insertion of gate and pier into existing wall.

CP 22.10.2013

13/01949/1LB - Insertion of gate and pier in existing wall. Renovation of cart shed

CCON 22.10.2013

23/02224/GEN – Log burner vent

Response 21.09.2023

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 **Pirton Parish Council** – No objection. Councillors feel that the reduction in smoke from a traditional fire will help protect the wood panelling in the reception room.

Pirton NP Steering Group – No comment received.

Historic England – Non-intervention letter received – no comment.

Press & site notices – Internal alteration only therefore no requirement for press or site Notice and no comments received.

5.0 **Planning Considerations**

5.1 **Site & Surroundings**

- 5.1.1 Rectory Farmhouse (otherwise known as no. 32 Shillington Road) is grade II* listed and is located within the Pirton 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/1103158?section=official-list-entry>

5.2 **Proposal**

- 5.2.1 The proposal is ***'Installation of a log burner in main reception room'***.

5.3 **Key Issues**

- 5.3.1 The key issue here is to consider the impact of the proposal on the listed building. 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 submitted Design and Access Statement states, *"Manor house of Rectory Manor, now a farmhouse. Early C17, altered and brick faced in parts in C18. Alterations 1870-73. Panelling installed in 1930s from Hammonds Farmhouse at Burge End.... Room in E wing lined with panelling from Hammonds Farm c.1931, and carved chimneypiece. Tunnel cut through central stack in 1870s*".
- 5.3.3 The following is stated in submission document called Attachment 1:

"The dimensions of the fireplace and hearth are set out in the drawings in Attachment 6 and Attachment 7. The drawings include the two different models of log burner that are under

consideration, but in both cases the requirements for log burners within an existing hearth, as set out in Part J of Building Regulations, are met. The models are an 8kW and a 12kW unit which are above the 5kW threshold where air ventilation is taken into consideration.....”

- 5.3.4 The log burner will be served by a 150mm diameter stainless steel liner with stainless steel couplings. As stated in Attachment 1, this is to be fixed from the top of the chimney, with no external protrusion, directly to the log burner exhaust. Aside from the chimney fixing there are no other fixings, alterations or impairments to be made to the structure of the property.
- 5.3.5 Building Regulations Part J states that “special consideration may be needed” for listed buildings and *“it may be necessary to seek alternative technical solutions to those set out in this approved document in order to achieve reasonable standards of safety without prejudicing the character of the host building or increasing the risk of long-term deterioration of the building’s fabric or fittings”.*
- 5.3.6 Whilst I am not qualified to comment on whether there is sufficient ventilation for this installation, Attachment 1 says *“An exemption from the requirement for an air vent will be sought from Building Control as soon as a listed building consent application reference number has been allocated to this application. It is acknowledged that an air vent, if required, would have an impact on either the oak panelling or the hearth, depending on where it enters the room, and would encompass practical difficulties of an extended pipe run due to the thickness of the external wall, and the room being c.600mm below external ground level”.*
- 5.3.7 On 21 September 2023, I responded to ref: 23/02224/GEN and my response to that enquiry forms part of the submission documents and the following should be noted:

I do, however, concur with your comments that considering that the room is fitted with both smoke and carbon monoxide mains alarms with battery back-up and taking into account the thickness and composition of the walls, combined with the wall-to-wall oak panelling, it is likely to be neither be practical nor sympathetic to the listed building to create an air vent but I would need to images of the room before confirming this.

Having said that, if there is a need for a vent(s) to adhere to the Building Regulations I have suggested a condition to cover this.

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 proposed works would not occasion harm to the listed building’s special character. Consequently, the development will satisfy Section 16(2) 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** 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. In the event that air vent(s) are required under Part J - Combustion appliances and fuel storage systems of The Building Regulations 2010, details of the type of vent(s) and their position shall be agreed and approved in writing by the Local Planning Authority. Thereafter the air vents shall 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 grade II* listed building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Policy HE1 of the Local Plan.

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