North Hertfordshire District Council
Building Conservation comments

File Ref: 18/01086/LBC
Date: 18/07/2018
Planning Officer: BG
Address: Spindle Cottage, Hitchin Road, Preston, Hitchin, Hertfordshire SG4 7TZ
Subject: Single storey rear extension following demolition of existing rear extension. Internal and external alterations.

Spindle Cottage is grade II listed and is located within the Preston Conservation Area. Both the building and the area are Heritage Assets for the purpose of applying the aims of Section 12 of the NPPF. The house is described as:

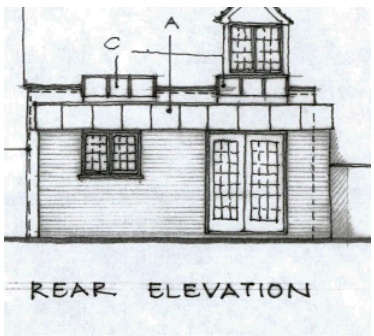
House. 'IE 1717' in metal letters on front, S part C20 extension. Red brick in Flemish-bond, now painted. Steep old red tile roof. A 1½ storeys, 3-cells house facing E, with matching one cell S extension. E front has plinth, 4 windows with segmental arches, and 4 gabled dormers at the eaves. 2-light casement windows with leaded glazing to dormers. Similar to S window. 2 3-light similar windows to left of plank door. Canted oriel replaces window on right. Internal chimney near middle for kitchen, external N gable chimney for parlour. A 3-cells plan originally with entrance into large lobby with stair rising to left and service room partitioned off to rear. Partition below axial beam. S cell a kitchen greatly narrowed by the large internal chimney and fireplace with high plain lintel. Parlour at E with longitudinal beams in ceiling and moulded fire surround. Plain beams and squared joists. Run-out chamfers. Re-used timbers in roof, some smoke-blackened. No evidence that it was ever a single-storey house. (RCHM Typescript).

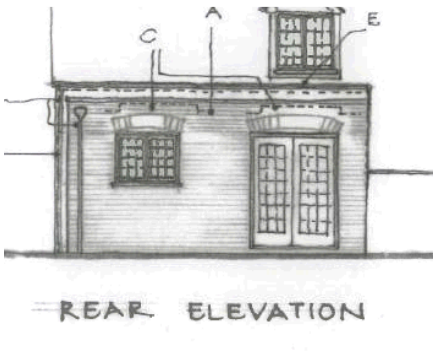
The existing rear extension is considered to possess limited interest and its removal is unobjectionable. The outshut alongside, however, is considered to possess significantly greater interest and its form should be respected.

As you are aware, at the site visit on 16th July 2018, I raised a number of queries with respect to the original submission (see left below) including:

- Omit the lead dressing to the parapet;
- Either omit or change the lantern lights so they do not visually interfere with the eaves above;
- Reducing the width of the extension by ensuring that the right hand end of the extension meets to the side of and not in front of the existing outshut; and
- The opportunity to introduce a gutter to the main roof discharging into a downpipe to far left hand side.

In addition, a request for either cambered or flared arches has been taken on board with the former now shown on the amended scheme received today (see right below).





Suggested conditions

1. The extension brickwork shall be constructed in Flemish Bond and externally painted the same colour to match the existing painted brickwork on the rear elevation unless otherwise agreed and approved in writing by the Local Planning Authority.

   Reason: To safeguard the listed building's special character.

2. All new windows shall receive flush timber casements with no trickle vents and shall be single-glazed incorporating true leaded-lights unless otherwise agreed and approved in writing by the Local Planning Authority.

   Reason: To safeguard the listed building's special character.

3. All new external doors shall be single-glazed incorporating true leaded-lights unless otherwise agreed and approved in writing by the Local Planning Authority.

   Reason: To safeguard the listed building's special character.

4. All new rainwater goods shall be black-painted cast-iron or aluminium unless otherwise agreed and approved in writing by the Local Planning Authority.

   Reason: To safeguard the listed building's special character.

Recommendation
It is considered that the proposed replacement rear extension, external and internal alterations (as amended by drawing nos.18.09:01 Rev A; 18.09:04 Rev B and 18.09:05 Rev B) will not harm the building's special character or harm the character or appearance of the Preston Conservation Area. Subject to the above conditions, I raise **NO OBJECTION** on the basis that the proposal will satisfy the provisions of Sections 16 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and as supported by the aims of Sections 7 and 12 of the NPPF. The proposal would also satisfy the aims of paragraphs 131 and 132 of the NPPF and Policy HE1 of the North Hertfordshire Local Plan 2011 - 2031 (Proposed Submission, October 2016).

Mark Simmons
Senior Conservation Officer

Note: The same recommendation above would also apply to appn ref: 18/01195/FPH but with the exception that Section 66 as opposed to Section 16 should be cited.