

North Hertfordshire District Council

Building Conservation comments

File Ref: 24/01859/FPH & 24/01860/LBC

Date: 12/12/2024

Planning Officer: TR

Address: Pencroft, Maiden Street, Weston, Hitchin, Hertfordshire SG4 7BG

Subject: Single storey rear extension and alterations to existing rear extension roof following demolition of existing conservatory. Internal and external alterations (as amended by plan no. P002B received 09.12.24) alterations.

1.0 Recommendation

- 1.1 Amended plans received on 11/12/2024 and it is considered that the proposal (as amended) 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, the aims of Section 16 of the NPPF and the aims of Policy HE1 of the North Hertfordshire Local Plan 2011-2031 and is **UNOBJECTIONABLE**.

2.0 The Proposal

- 2.1 As stated previously, the proposed rear elevation indicated what looked like the reuse of the window with its top-hung vent style windows and stormproof openings. The applicant was encouraged to consider alternative fenestration.
- 2.2 I note the architect's comment that: *The french doors look like the existing all (sic) french doors, we are not convinced that this is a good choice, we will leave it to the conservation officer to decide. The client has requested two pairs of double windows in keeping with the host building.*

In my opinion, the two double-casement windows on the rear (south) elevation are acceptable in heritage & design terms – see window condition below.



- 2.3 I also note the introduction of half-boarding to the gable ends to be a positive step and I am also happy with the pair of French doors. I am slightly surprised that the design is not as suggested previously i.e. two horizontal bars which would pick up on the window design of the extension and as viewed from within the snug.



- 2.4 I note the introduction of a downpipe between the gable and flat roof sections which helps to define the gable width and the change of window within the flat roof section, both of which are acceptable.



3.0 Suggested conditions (LBC only)

1. Standard LBC time condition.
2. Details of the roof tiles for the extension roof shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of that part of the development hereby consented. Thereafter the roof shall be covered 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.

3. The external render colour shall match the existing render colour of the host building unless otherwise agreed and approved in writing by the Local Planning Authority.

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.

4. The new windows and external doors shall be manufactured in timber and externally white-painted unless otherwise agreed and approved in writing by the Local Planning Authority.

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.

5. Sections details of the joinery/glazing/framing of the 3no. new double-casement windows shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of that part of the development hereby consented. Thereafter the windows shall be manufactured and 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.

6. Details of the rainwater goods shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of that part of the development hereby consented. Thereafter the rainwater goods 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

Mark Simmons
Senior Conservation Officer