

North Herts District Council
Planning Department
Submitted via Planning Portal

23rd September 2024

Proposed development: Internal alterations

Site: Hexton Manor, Hexton, Hertfordshire SG5 3JH

Dear Sir / Madam,

An application for listed building consent is hereby submitted, for various internal alterations at Hexton Manor, Hexton.

The property is a large single dwelling and is in need of various elements of refurbishment. This application is for some further alterations, pursuant to the main elements of internal and external works, under recently granted applications for householder planning permission and listed building consent.

The proposed works comprise the following:

- Install trench heating to two ground floor rooms
- Replacement flooring to main hall
- Part replacement of timber floorboards to first and second floors
- Creation of glazed wine room to ground floor
- Removal of internal window to ground floor

The works are all detailed in the Scope of Works document and the detailed drawings cross reference to this document for each element.

The application submission comprises of the following documents:

- Application Form
- Cover letter / Heritage Statement
- Scope of Works document
- Drawings:
 - 2023-32-101 - Proposed Ground Floor Plan
 - 2023-32-02A - Proposed First Floor Plan
 - 2023-32-03A - Proposed Second Floor Plan
 - 2023-32-04 - Location Plans
 - 2023-41-101 - Existing Ground Floor Plan

Director: James E Gran BA (Hons) MA MRTPI

T: 07931 231866 | **W:** www.intouchplanning.co.uk | **E:** office@intouchplanning.co.uk

Postal Address: 4 Ennismore Close, Letchworth Garden City, Herts SG6 2SU

Registered Office Address: Kings House Business Centre, Home Park Estate, Station Road, Kings Langley, Herts WD4 8LZ

Company No: 10924830

- 2023-41-102 - Existing First Floor Plan
- 2023-41-103 - Existing Second Floor Plan

Heritage Statement

The accompanying Scope of Works document sets out the proposed works and the justification for each.

In addition to this, the history and historical significance of the building is all set out in the Heritage Statement by AB Heritage, as part of the previous application for the main alterations works. The listing description for the building is:

Country house. Early C18 incorporating part of early C17 farmhouse, enlarged and altered late C18, stuccoed and enlarged c.1820 for de Lautour family and Caroline Young de Lautour lived here up to her death in 1869, renovated and c.1820 single-storey wings removed c.1900 for Mr. Torr, kitchens extended and SW tower added c.1902 for G.H. Hodgson, tower reduced to general height later C20. Red brick stuccoed. Stone dressings to tower. Hipped slate roofs concealed by parapets. A large 3-storeys and cellars house set in an extensive wooded park with lake, it forms a tall rectangular block with service rooms at S, entrance by small pilastered porch near N end of irregular W front, and former entrance front on N. The latter is 3-windows wide with shallow projection to central bay, and wide triple sash windows to ground floor. Thin stucco pediments replaced segmental heads to ground floor openings c.1900. Sash windows generally, 3 to each floor, with 6/6 panes, to right of entrance on W front, with heavy rustication to water tower at SW corner. The interior has a top-lit central rectangular 2-storeys hall with pendentives, oval lantern, and arcaded 1st floor, elaborate early C18 mutuled cornice in NW room, and carved white marble early C19 fireplaces. 6-panelled moulded doors. Good photographic record of C19/C20 changes kept at house. (inf the owners).

Further to these documents, the proposed works are considered to have no harm upon the special character or most significant elements of the listed building, as part of the overall extensive restoration and refurbishment works of the whole Manor building.

The setting of the host listed building and other curtilage listed buildings, would not be harmed by the proposals, with only internal works proposed.

The scheme is considered to accord with the North Herts Local Plan policies, particularly Policy HE1 and the provisions of the NPPF, particularly Section 16.

As such, the proposal is considered acceptable for the grant of listed building consent accordingly.

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We would be happy to provide any further information that the appointed Officer may require.

Yours sincerely,

James Gran

Director

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