

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
24/01451/LBC	Removal of internal wall to create more habitable kitchen/dining space.	11 Home Farm Court Putteridge Park Luton Hertfordshire LU2 8NN

Submitted Plan Nos

1099 - 01 1099 - SK01

1.0 Policies

HE1 Designated heritage assets

SECN16 Conserve + enhance historic environment

2.0 **Site History**

2.1 None relevant.

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:

- ☐ **200** (*local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting*)
- ☐ **203** (*desirability of new development making a positive contribution to local character and distinctiveness*),
- ☐ **205** (*great weight should be given to the asset's conservation*),
- ☐ **206** (*clear and convincing justification*), and
- ☐ **208** (*harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use*).

4.0 **Representations**

4.1 **Offley Parish Council** – No comment received.

Press & site notices – Internal alterations so no press/site notice required, and no comments received.

5.0 **Planning Considerations**

5.1 **Site & Surroundings**

- 5.1.1 The site can be considered as a 'model farm'; that is a planned farmstead generally built by and for landed estates, which played a prominent role in agricultural improvement primarily in the late 18th and 19th century. Whether the site can be considered as a true model farm is unclear; however, what is clear is that the previous regular courtyard plans of the farm, with its various functions located close to each other to minimise the waste of labour and transport contribute substantially to the significance of the listed farmhouse and its setting.
- 5.1.2 Home Farm is located within the grade II registered parkland grounds to Putteridge Bury (also grade II) and is located 300m from the house. There are three list entries at Home

Farm as follows: i) 1 - 4 Home Farm and outhouses linked to north; ii) Dovecote at Home Farm to south of house; and iii) South and East ranges of farm buildings at Home Farm. No.11 Home Farm Court forms part of i) above and the list entry reads as:

Farmhouse and dairy, now 4 houses, and outhouses to N. Early C19, but core of house C17. Red brick outhouses, stucco farmhouse and dairy. Steep pitched roofs of slate. A 2-storeys, cellar, and attic, L-shaped Gothick house, facing S with rear wing at NW linking to single-storey octagonal former dairy with high octagonal roof with pinnacle. A long single-storey outhouse range extends to N with ornamental treatment to W side and entrance on E from yard. S front of house has 2 gabled projections with doors. Gabled porch to left hand door (No. 2). Large chimney a third from E end, smaller internal chimney to W part. Bargeboards to all gables. Mullioned and transomed wooden windows with stucco drips to square heads. Appearance much the same in drawing of 1860 at Putteridge Bury (library).

- 5.1.3 The northern range of the quadrant forming Home Farm Court is not listed in its own right but nos. 5, 6, 8 and 9 of this unlisted range were treated as 'curtilage-listed' when considered for conversion in 2000. No.7 on the other hand, is a new-build, therefore, has not previously been regarded as 'curtilage-listed'.
- 5.1.4 When recently considering proposals at no.6 Home Farm Court, I advised that appn ref: 21/00299/LBC was not proceeded with on the basis that I had come to the view that nos. 5, 6, 8 and 9 were not even curtilage-listed owing to my interpretation of the Jews Farm case (R. (Egerton) v Taunton Deane BC [2008]).
- 5.1.5 An on-line application to Historic England was submitted seeking a review regarding the list entries and the status of the northern range at Home Farm. An informal view was received from Historic England saying that it would be 'unproblematic' to treat the northern range as curtilage-listed. Consequently, following discussions with the Development & Conservation Manager, the applicant at no.6 was informed that this property together with nos. 5, 8 & 9 are to continue to be regarded as curtilage-listed.

5.2 **Proposal**

- 5.2.1 The proposal is ***'Removal of internal wall to create more habitable kitchen/dining space'***.

5.3 **Key Issues**

- 5.3.1 The key issue here is to consider the impact of this proposal on the special character of this grade II 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 Heritage Statement mentions that the removal of section of wall between the entrance/dining area and the kitchen will serve to 'connect the two spaces forming a modern living space whilst still retaining the indications of the history and development of the building'.
- 5.3.3 The agent justifies the alteration as follows:

“..... By updating the internal layout, the building’s continued use and preservation are more likely to be secured. Modern living demands spaces that are open, airy, and flexible. The removal of the wall will facilitate a more functional and adaptable living environment, allowing for better circulation and a more cohesive use of space. This enhancement is essential for the building to meet contemporary standards of comfort and convenience, making it more suitable for modern family life.”

5.3.4 It is stated that the *‘proposed change will be executed in a manner that is reversible, ensuring that the building’s historic fabric is not permanently compromised. Modern construction techniques and materials will be used to allow for the possibility of future restoration to the original layout, should it be required or desired by future owners.’*

5.3.5 The proposal is minimal, seeking the remove of a small section of wall that was once individual stables and would only be removed up to the height of a door, 2.1m, thus, minimising the removal of historical material whilst providing visual indications of the original structure. A similar alteration within the property was undertaken during the original conversion.

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 It is considered that the proposal will not harm the listed building’s special character and will therefore satisfy the provisions of 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.

6.0 **Recommendation**

6.1 That Listed Building Consent be **GRANTED** subject to the following condition:

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.

Signed  Anne McDonald Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 14 October 2024	