

DELEGATED FILE NOTE

CASE OFFICER: ...Melissa Tyler.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
26/00248/LBC	Single storey front extension and installation of ground floor french door into North-east elevation following removal of existing window. Internal alterations.	Tudor House Poynders End Preston Hitchin Hertfordshire SG4 7RX

Submitted Plan Nos

001 002 003 004 005 006 007 008 009 010 011 012 013 014 015 016 017

1.0 Policies

HE1 Designated heritage assets

SECN16 Conserve + enhance historic environment

SP13 Historic environment

2.0 Site History

2.1 Please see planning history below:

26/00321/FPH Single storey front extension and installation of ground floor French door into North-east elevation following removal of existing window. TBD

23/00405/GEN - Alterations/ Listed Building

07/02930/1 - Detached two bay garage and workshop building with lean-to log store. **Conditional Permission 11.03.2008**

07/02942/1LB - Listed Building Consent: Extensions and alterations to existing barn, including new porch and rooflights (as amended by floor and elevational plans received 6.3.08). **Conditional Consent 02.04.2008**

07/02931/1LB - Listed Building Consent: Two bay garage and workshop building with lean-to log store. **Withdrawn 15.01.2008**

82/00918/1LB - Application for Listed Building Consent for erection of rear entrance porch involving partial demolition. **Consent**

88/00757/1LB - Application for Listed Building consent for erection of two and single storey rear extensions (As amended by plans received 19 May 1988) **Consent**

88/00756/1 - Erection of two and single storey rear extensions (as amended by plans received 19 May 1988) **Conditional Permission**

91/00733/1 - Erection of stables with tackroom and storage (Amended plan received 1st August 1991) **Conditional Permission**

01/00495/1EUD - Use of detached barn as a dwelling in association with the principal residence Tudor House **Granted**

01/00995/1LB - Side conservatory. **Refused**

01/01095/1HH - Side conservatory. **Refused**

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 **Historic England** – *Historic England has no objection to the application on heritage grounds. We consider that the application meets the requirements of the NPPF, in particular paragraph numbers 7, 8, 212, 213 and 215. In determining this application you should bear in mind the statutory duty of section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 to have special regard to the desirability of preserving listed buildings or their setting or any features of special architectural or historic interest which they possess and section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 to pay special attention to the desirability of preserving or enhancing the character or appearance of conservation areas. Your authority should take these representations into account in determining the application. If there are any material changes to the proposals, or you would like further advice, please contact us. Please advise us of the decision in due course.*

Preston Parish Council – No comments received.

Press and Site Notices – No comments received.

5.0 **Planning Considerations**

5.1 **Site & Surroundings**

5.1.1 Tudor House is grade II* listed, therefore, considered to be a high value designated heritage asset. A free-standing octagonal dairy stands alongside and is a delightful ornamental building from the early C19 and listed in its own right at grade II and not the subject of this application. Both list entries can be seen at the following links:

<https://historicengland.org.uk/listing/the-list/list-entry/1102430?section=official-list-entry>

<https://historicengland.org.uk/listing/the-list/list-entry/1176732?section=official-list-entry>

5.2 **Proposal**

5.2.1 The proposal is described as: Single storey front extension and installation of ground floor french door into North-east elevation following removal of existing window. Internal alterations.

5.3 **Key Issues**

- 5.3.1 The key issue is to consider the proposal in terms of the impact upon the special character of this grade II* listed building.
- 4.3.2 Paragraphs 135 c), 20, 210, 212, 213 and 215 are relevant in terms of Section 16 of the NPPF as is Policy HE1 of the Local Plan.
- 4.3.3 Policy HE1 of the Local Plan supports development that *“Enables the heritage asset to be used in a manner that secures its conservation and preserves its significance; b) Incorporate a palette of materials that make a positive contribution to the local character or distinctiveness, where it is appropriate and justified; and c) Will lead to less than substantial harm to the significance of the designated asset, and this harm is outweighed by the public benefits of the development, including securing the asset’s optimum viable use.”*
- 4.3.4 There is no heritage objection to the erection of a single storey extension subject to the recommended conditions.
- 4.3.6 I am therefore satisfied that the proposed development complies with Policy HE1 of the Local Plan and Section 16 of the NPPF.

4.4 **Conclusion**

- 4.4.1 I conclude that the proposed works would not harm the listed building’s special character, thereby, satisfying 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.

4.5 **Alternative Options**

- 4.5.1 Non-applicable.

4.6 **Pre-Commencement Conditions**

- 4.6.1 Non-applicable.

5.0 **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. The development hereby permitted shall be carried out wholly in accordance with the details specified in the application and supporting approved documents and plans listed above.

Reason: To ensure the development is carried out in accordance with details which form the basis of this grant of permission.

3. The extension roof shall be covered with handmade clay tiles, details, or sample of which shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of that part of the development hereby approved. Thereafter the roof shall be implemented in accordance with the approved details or sample.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Policy HE1 of the North Hertfordshire Local Plan.

4. A lime-based mortar shall be used in the construction of the brick panels and details or sample of the brick type shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of that part of the development hereby approved. Thereafter the brickwork shall be implemented in accordance with the approved details or sample.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Policy HE1 of the North Hertfordshire Local Plan.

5. Full joinery details (including 1:1 scale section of glazing bars) of the window on the south elevation shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of that part of the development hereby approved. Thereafter the window 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 building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Policy HE1 of the North Hertfordshire Local Plan.

6. The rainwater goods shall be metal or cast-iron effect 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 building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Policy HE1 of the North Hertfordshire Local Plan.

Signed  Shaun Greaves Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 8 April 2026	