

CONSERVATION TEAM CONSULTATION APPLICATION RESPONSE

APPLICATION REF:	25/01557/FPH & 25/01558/LBC
CASE OFFICER:	AHD
APPLICATION SITE:	Old Sextons, Sandon, Buntingford, Hertfordshire SG9 0QX
DESCRIPTION OF WORKS:	Installation of perforated drainage pipe to north and east perimeter and discharge into new soakaway, partially replace roofing, re-bed existing roof tiles, repoint chimney stack, installation of insulation boards to all external walls and re-rendering after removal of existing cementitious and loose render and replace existing fenestration. Installation of perforated drainage pipe to north and east perimeter and discharge into new soakaway, partially replace roofing, re-bed existing roof tiles, repoint chimney stack, installation of insulation boards to all external walls and re-rendering after removal of existing cementitious and loose render and replace existing fenestration. Internal works to walls and ceilings.

RECOMMENDATION:

I raise **NO OBJECTION** on the basis that the proposal will satisfy the provisions of Sections 16(2) (LBC), 66(1) (FPH) and 72(1) (both) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and the aims of Section 16 of the NPPF and Policy HE1 of the North Hertfordshire Local Plan 2011-2031.

DETAILED ANALYSIS AND CONSIDERATIONS:

As suggested previously I now advise that the descriptions are amended to read as:

- 25/01557/FPH** - *Installation of perforated drainage pipe to north and east perimeter and discharge into new soakaway, partially replace roofing, re-bed existing roof tiles, repoint chimney stack, installation of insulation boards to all external walls and re-rendering after removal of existing cementitious and loose render and replace existing fenestration (as amended by drawing nos. L04 Rev B & L-05 Rev B and as amplified by Heritage Assessment, Schedule of Works, Photographic Schedule and Room Identification Plans February 2025 (Rev A) received on 22.09.2025).*
- 25/01558/LBC** - *Partially replace roofing, re-bed existing roof tiles, repoint chimney stack, installation of insulation boards to all external walls and re-rendering after removal of existing cementitious and loose render and replace existing fenestration. Installation of replacement Brett Martin cast-iron effect rainwater goods. Internal works to walls and ceilings (as amended by drawing nos. L04 Rev B & L-05 Rev B and as amplified by Heritage Assessment, Schedule of Works, Photographic Schedule and Room Identification Plans February 2025 (Rev A) received on 22.09.2025).*

Suggested conditions (LBC only)

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. All clay tiles capable of being salvaged from the South (front) Elevation roof shall be stored on site and used in the re-roofing with any shortfall made up with Sahtas Brookhurst handmade clay roof tiles 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 this listed building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Policy HE1 of the Local Plan.

4. All new windows / external doors/ frames shall be manufactured in timber 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 this listed building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Policy HE1 of the Local Plan.

5. Notwithstanding the submitted drawings and as amplified by Heritage Assessment, Schedule of Works, Photographic Schedule and Room Identification Plans February 2025 (Rev A) received on 22.09.2025, windows W3, W8, W9, W11, W13, W14, W16 and W18 shall be retained 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 this listed building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Policy HE1 of the Local Plan.

6. Notwithstanding the window section drawings submitted with the Heritage Assessment, Schedule of Works, Photographic Schedule and Room Identification Plans February 2025 (Rev A) received on 22.09.2025, the new windows shall receive 'through bars' rather than a 'spacer' and a 1:1 detail section of the glazing system including glazing bar profile shall be submitted to and approved in writing by the Local Planning Authority prior to the manufacture of the windows. Thereafter, the windows 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 this listed building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Policy HE1 of the Local Plan.

7. The new rainwater goods shall be Brett Martin cast-iron effect with 112mm diameter half-round gutters and 68mm diameter downpipes and finished in black 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 this listed building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Policy HE1 of the Local Plan.

HERITAGE POLICY ASSESSMENT:

Planning (Listed Building and Conservation Areas) Act 1990:

Sections 16(2) (LBC only), 66(1) (FPH only) and 72(1) (both)

North Hertfordshire Local Plan 2011-2031:

Policy HE1

NPPF (December 2024):

The following paragraphs are relevant:

- **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*).

CONCLUSION:

Amended scheme is acceptable.

OFFICER: Mark Simmons

DATE: 23/09/2025