



Planning Statement

MARAN COTTAGE,
145 CODICOTE HIGH STREET,
CODICOTE,
SG4 8UB

Date: 31/01/2025

Project Address: Maran Cottage, 145 High Street, Codicote, SG4 8UB

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1. Introduction

1.1 Overview of Proposal

This Planning Statement supports a planning application for a first-floor extension to the existing rear extension at Maran Cottage, extending the property from a three-bedroom to a four-bedroom dwelling to enhance its functionality and suitability for modern family living. The proposal includes significant renovations and internal improvements aimed at modernising the property while preserving its traditional character. This application considers feedback from the refusal of the previous application (24/02517/FPH) and incorporates

appropriate adjustments, including the submission of a Heritage Statement and consideration of the neighbouring Grade II listed buildings.

1.2 Location and Policy Context

Maran Cottage is situated within the Settlement Boundary (Policy SP2) of the North Hertfordshire Local Plan (2011-2031) and is not located within a conservation area. The proposal seeks to enhance the property's character while ensuring its integration with the surrounding historic context.

1.3 Purpose of the Statement

This statement outlines the proposed development and assesses its compliance with national and local planning policies. It demonstrates how the proposal aligns with sustainable development principles and enhances the existing built environment, with careful consideration given to the scale and massing of the extension in relation to the neighbouring heritage assets.

1.4 Application Fee

The relevant application fee will be submitted separately by the applicant.

1.5 List of Submitted Drawings

- Existing Site Plan [RLS-01.1]
- Existing Elevations [RLS-02.1]
- Proposed Plans [RLS-03.1]
- Proposed Elevations [RLS-04.1]
- Street Scene Visual [RLS-06.1]
- Revision Comparison [RLS-07]
- Outline Material Detailing [RLS-08.1]
- Listed Property Location Map [RLS-09]
- Street Scene Elevation [RLS-10]

2. Site Location and Description

2.1 Property Location

Maran Cottage is located at 145 High Street, Codicote, within the established residential area of the village. The property is positioned along a main road with a mix of historic and modern properties, contributing to the character of the area.

2.2 Property Features and Surrounding Area

The cottage is a two-storey detached dwelling with a traditional design that aligns with the architectural styles found within Codicote. It benefits from a front garden, driveway, and rear garden, with access to nearby amenities. The site is not within a conservation area but is situated in close proximity to heritage buildings, requiring careful design considerations.

3. Planning History:

3.1 Previous Planning Applications for Maran Cottage, 145 High Street, Codicote, Hertfordshire, SG4 8UB:

- **Application No. 74/00492/1:** Extension to the existing cottage. *Approved on 09/07/1974*

- **Application No. 24/02517/FPH:** First floor rear extension over existing rear extension to include gabled roof. Insertion of rooflight to existing rear roof slope. Front canopy, alterations to fenestration, external cladding and replace front boundary wall. *Refused on 19/12/2024.*
- **Application No. 24/0280/LDCP:** Lawful Development Certificate Proposed: Alterations to existing garage to facilitate conversion to home office. Application *Approved on 13/01/2025*

3.2 Building Regulation Records:

- **Record No. 5419/20/CP:** Installation of a gas-fired boiler, completed on 29/02/2020 at Maran Cottage, 145-149 High Street, Codicote, SG4 8UB.

4 Policy Assessment

4.1 National Planning Policy Framework (NPPF) The NPPF promotes sustainable development. Paragraph 38 encourages local planning authorities to approach decisions positively and creatively, seeking to approve sustainable development where possible. Paragraph 117 focuses on making effective use of land while safeguarding the environment.

4.2 Achieving Well-Designed Spaces Section 12 of the NPPF highlights the importance of good design in development projects, considering the visual impact of new buildings and their integration within the existing environment.

4.3 Conserving and Enhancing Historic Environments Section 16 of the NPPF sets out policies for assessing developments that may impact heritage assets, ensuring their conservation and enhancement.

4.4 Local Plan Policies (North Hertfordshire 2011-2031)

- **HE1 - Designated Heritage Assets:** Requires planning applications to justify and detail the impact on heritage assets, identifying necessary mitigation measures.
- **HE3 - Non-Designated Heritage Assets:** Calls for a balanced judgement assessing any potential harm or loss of significance to non-designated assets.

The proposed development adheres to these principles by assessing, considering, and improving design elements in line with the local plan.

5. Proposed Works:

5.1 Second-Floor Extension:

The proposal includes a second-floor extension above the existing rear extension to create a fourth bedroom with Ensuite. Located at the rear of the property, this addition has been carefully designed to have minimal impact on the High Street streetscape. It maintains the proportions of the original structure by following the same eaves height around the property, as illustrated in the images below. Notably, this revised design sits lower than the previously refused application.



5.2 Cladding & Unification:

The existing rear extension and garage consist of mismatched brick types. These will be clad in black featheredge timber to create a cohesive appearance, in keeping with the character of Codicote. To ensure durability and aesthetic integrity, the high-quality cladding will feature:

- Pressure treated
- Rebated to prevent curling or splitting
- Coated with three layers of factory-applied, durable barn-style black wood paint

To note, the garage conversion has been approved and will utilise the same feather edge cladding. Please see images of proposed timber cladding below and on application drawings.



5.3 Front Wall and Landscaping:

The existing front wall will be rebuilt with matching brick, and a flower bed will be incorporated to add greenery along the High Street, contributing to the village's visual appeal.

5.4 Windows:

The property currently feature different styles of windows on the front and rear of the property. The new windows have been carefully selected to align with both the heritage character of the property and modern energy-efficiency standards and to provide a more uniform look.

5.5 Front Windows:

The existing front windows are single-glazed, wooden, and felt-lined, and they are in an extremely poor condition, making them unsalvageable. We propose replacing them with **Heritage-style, double-glazed, aluminium flush casement windows featuring astragal bars**, in line with the reference images below.



The proposed windows will feature black frames with white sashes, reversing the current colour scheme while maintaining the contrast. This adjustment enhances the property's aesthetic appeal and ensures better alignment with neighbouring historic properties. Notably, the existing windows do not match any other buildings in the village, whereas the proposed black-framed design aligns with other historic properties along the High Street, including those within the conservation area. Reference images of similar properties are provided below.



The improved material choice and casement style bring the windows more in line with heritage design principles, especially when compared to the previously proposed uPVC version. While the property's windows fall under **permitted development rights**, this proposal demonstrates a clear commitment to preserving the historic character of the building and ensuring its visual harmony with the surrounding properties.

5.6 Rear Windows & Patio Doors:

The rear windows are also **single-glazed with wooden frames** and are in extremely poor condition. We propose replacing them with **Heritage-style, uPVC, double-glazed windows**, designed to visually complement the front elevation. Consistent with the front elevation, the rear windows will feature **black frames with white sashes**, ensuring a unified and heritage-appropriate aesthetic.

This upgrade will significantly improve the rear façade, enhancing both durability and thermal efficiency while reinforcing the property's historic character. Since the rear windows and patio doors are not visible from the front, their aesthetic impact on the streetscape is minimal.

However, adopting a **heritage-style design** at the rear will unify the overall look of the building. Reference images of existing and proposed designs are provided below.



5.7 Obscured Glass -

The new second story rear Window (indicated below with a red arrow) will be fully obscured to prevent oversight to the rear.



5.8 Internal Reconfiguration and Modernization:

The internal layout will be reconfigured to meet modern family living needs, including damp proofing the basement, re-routing the stairs for improved safety, and removing the ground floor bathroom to create an open-plan kitchen, dining, and living area.

5.9 Heritage Patio Doors and Rear Access:

The existing rear door will be replaced with wider heritage-style patio doors, improving the connection between the house and garden. Additionally, a window in the rear extension will be converted into a door for better access to outdoor spaces.

5.10 Soffits and Fascia:

The soffits and fascia will be constructed from treated wooden boards, painted black to match the existing finish, ensuring a cohesive design.

5.11 Heritage Style Velux:

Heritage-style Velux/roof windows are proposed to maintain the traditional character while improving natural light levels.

6. Design Improvements

6.1 Revision Comparison

Referring to **Drawing RLS-07 (Revision Comparison)**, it is evident that the new design is significantly **simpler and more aesthetically pleasing**. A direct comparison of the **Existing Elevation, Previous Elevation, and Newly Proposed Elevation** (as shown in the snapshot images below) clearly demonstrates that the latest design is the most refined and visually coherent of all iterations. This improvement is largely due to:

- **Consistent eaves height**, creating a more harmonious roofline.
- **Removal of mismatched existing windows**, enhancing uniformity.
- **Installation of heritage-style windows**, in keeping with the character of the property and surrounding area.
- **Use of Velux windows**, reducing visual clutter while improving natural light.



6.2 Reduced mass & Scale

Additionally, **Drawing RLS-07** highlights the **reduced mass and scale** of the proposal, which in turn minimises the visual impact on neighbouring historic properties, ensuring a more sympathetic and contextually appropriate design.

7. General Impact on Streetscape and Surrounding Area

7.1 Streetscape Enhancements

The property is currently in a very poor condition, and the proposed redevelopment will restore it to its former glory while preserving its historic charm. Key improvements include:

- **Planted flower beds** replacing large commercial block paving.
- **A soft shingle driveway** instead of harsh commercial tarmac.
- **Cleaned and repointed brickwork**, enhancing the building's character.
- **Traditional black feather-edge cladding** over the mismatched rear extension brickwork, creating a more cohesive aesthetic.
- **A completely rebuilt roof with modern insulation**, improving energy efficiency while maintaining a traditional appearance.
- **Traditional style front door canopy**, in keeping with the local area.

These enhancements will **significantly elevate the property's visual appeal**, making a positive contribution to the streetscape and surrounding area.

7.2 Proportional Design and Visual Impact

The proposed second-floor extension is proportionate to the existing structure and has been carefully designed not to overpower neighbouring properties. Located at the rear, it will have

minimal visual impact on the High Street, preserving key sightlines and ensuring a sensitive integration within the surrounding built environment.

7.3 General Scale and Mass

The extension's scale and massing remain in keeping with the existing property, ensuring it does not dominate the streetscape or adjacent buildings. Its rear position further reduces any potential impact, helping it blend seamlessly with the surrounding architecture.

8. Impact on Neighbouring Heritage Assets

8.1 Heritage Assets

Drawing RLS-09 (Listed Properties) identifies the nearby **listed buildings** in relation to Maran Cottage, specifically **151–157 and 161–165 High Street**. These traditional terraced cottages are **set further back from the road and at a lower elevation** due to the sloped nature of the High Street. Additionally, an **air gap between the properties** provides access to the rear gardens, maintaining a sense of openness.

8.2 Impact on Heritage Assets – Scale, Mass & Materials

Referring to **Drawing RLS-10 (Street Scene)**, the proposed extension is designed to sit harmoniously within the streetscape, ensuring minimal impact on the adjacent listed buildings, which are set further back and at a lower elevation. The proportionate eaves height and balanced massing ensure that the new extension does not appear overbearing. Additionally, **Drawing 06.1 (Street Scene Visual)** provides a real-world perspective, illustrating how:

- The extension **conceals more modern properties in the background**, drawing attention instead to the characterful No. 151 (a listed building) and Maran Cottage itself.
- The use of **black cladding** helps the extension blend into the background, **subtly accentuating the red brick of No. 151**, enhancing the overall heritage character.

8.3 Compliance with 45-Degree Light Test

The proposed second-floor extension fully complies with the 45-degree light rule, ensuring that natural light access is maintained for neighbouring properties and that there is no detrimental impact on their living conditions.

9. Heritage Statement

9.1 Valuable Opportunity

Accompanying this application is a Heritage Statement prepared by Heritage Fusion, which examines both Maran Cottage and the neighbouring listed buildings. The report highlights how this proposal presents a **valuable opportunity for the council to restore a deteriorating asset**, ensuring its long-term preservation.

9.2 Enhancing streetscape

Furthermore, the statement outlines the numerous benefits of the proposed redevelopment, demonstrating how the scheme will **enhance both the listed buildings and the wider streetscape** through sensitive design and material choices.

10. Conclusion:

10.1 Summary of Compliance with Policy:

The proposed development adheres to both national and local planning policies, including the NPPF and the North Hertfordshire Local Plan, with a focus on sustainable development and design that complements the village character.

10.2 Respect for Traditional Character:

Although not within a conservation area, the client is committed to maintaining the traditional character of Maran Cottage and enhancing its contribution to the village streetscape through thoughtful design and material choices.

10.3 Impact on Neighbouring Listed buildings:

Through the use of visual imagery and detailed drawings, we have identified that the proposed extension will have minimal impact on the neighbouring listed buildings. The eaves height has been carefully designed to complement No. 151, ensuring a harmonious relationship between the properties.

Additionally, the proposal enhances the overall streetscape by simplifying the visual composition. By obscuring the modern new-build backdrop, it refocuses attention on the historic character of the High Street, ultimately improving the setting of the listed buildings.

10.4 Request for Planning Permission:

Given the proposal's alignment with planning policies and its positive impact on the property, its neighbouring listed buildings and surrounding area, it is respectfully requested that planning permission be granted.