

DELEGATED FILE NOTE

CASE OFFICER: ...Tricia Craggs.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/01671/LBC	Removal of chimney	Trinity Cottage Ley Green Kings Walden Hitchin Hertfordshire SG4 8LT

Submitted Plan Nos

Location plan CP NL 2A

HE1 Designated heritage assets

SECN16 Conserve + enhance historic environment

2.0 **Site History**

2.1 The most recent planning history the following is most relevant:

25/01556/LBC - Erection of east elevation orangery.

22/02931/FPH & 22/02932/LBC - Single storey side extension and front conservatory and insertion of two rooflights to facilitate further accommodation at first floor level above existing side element following demolition of existing utility room (as amended by plans received 22/03/23)

3.0 **Policies**

3.1 Section 16: Conserving and enhancing the historic environment of the National Planning Policy Framework (July 2021). Relevant paragraph numbers at Section 16 are as follows: 197, 199, 200 and 202.

Policy HE1 of the North Hertfordshire Local Plan 2011-2031.

4.0 **Representations**

4.1 **Kings Walden Parish Council** – No comment.

Press & site notices – No comments received.

5.0 **Planning Considerations**

5.1 **Site and Surroundings**

5.1.1 Trinity Cottage is a Grade II listed building located in the village of Kings Walden. The cottage has no close neighbours and sits within a sizeable plot. This list entry is below:

TL 12 SE KINGS WALDEN LEY GREEN

4/22 Trinity Cottage

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House. Early C18, extended to N down slope at different heights. Roughcast 1st floor to S block over painted brick ground floor. Painted brick lower parts to N. Steep old red tile roof. A long irregular range 2-storeys at S, 16 storeys next, and then 2-storeys with same eaves and ridge height further down slope. Facing to E with S end gable facing road. Tall S part has 2-light casement windows on E, 2 on ground floor and one to 1st floor. Internal N gable chimney. Next part to N has 2 dormer windows, rear wall chimney, gabled porch to door with 2-lights window on left and 3-lights window on right. N end part has 2 casement windows to each floor and S end internal chimney rising through rear slope of roof. C20 addition linked to NE corner not of special interest.

Listing NGR: TL1586224707

5.2 **Proposal**

5.2.1 The application is described as:

Removal of chimney

5.3 **Key Issues**

5.3.1 The main issue is to consider the impact of the works on the special character of the listed building.

5.3.2 This listed property has been subject to a number of later additions which includes an extension that the proposed removal of the chimney is located.

5.3.3 As the proposal does not involve the loss of historic fabric of significance there is no objection.

5.3.4 The building will still retain the chimney stacks and chimneys to the road elevation which is considered to make a stronger contribution to the overall character of the listed building.

5.3.5 **Impact on the listed building**

5.3.6 As per the comments in 5.3.2 to 5.3.4 the impact is considered to be negligible and there is no loss of historic fabric that would have a detrimental impact on this building.

5.4 **Alternative Options**

5.4.1 None.

5.5 **Pre-Commencement Conditions**

5.5.1 None applicable.

5.6 **Conclusion**

- 5.6.1 It is considered that the proposal will not occasion harm to the listed building's special character or harm the character. The proposal, thereby, satisfies the provisions of Sections 16(2) and 72(1) 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 I recommend that listed building consent be **GRANTED**.

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	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 10 September 2025	