

DELEGATED FILE NOTE

CASE OFFICER: ...Thomas Howe.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/01289/LBC	Single storey rear extension. Internal and external alterations.	Church Farm House Ashanger Lane Clothall Baldock Hertfordshire SG7 6RG

Submitted Plan Nos

2416.SD.100A 2416.SD.101 2416.SD.102 2416.SD.103 2416.PD.200B 2416.PD.201C 2416.PD.202C

HE1 Designated heritage assets

SECN16 Conserve + enhance historic environment

2.0 **Site History**

2.1 25/01288/FPH - Single storey rear extension. Installation side external steps and replacement courtyard wall. Alterations to fenestration – Pending

2.2 Various applications.

3.0 **Representations**

3.1 **Conservation Officer – No Objection:**

*“I raise **NO OBJECTION** on the basis that the proposal will satisfy the provisions of Sections 16(2) (LBC) and 66(1) (FPH) 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.”* – Recommends conditions, and alteration to description to omit landscaping works.

Recommends condition.

3.2 Neighbours: N/A.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The site comprises Church Farmhouse, a Grade II Listed dwelling off Ashanger Lane, Clothall. The list entry for the property reads as follows:

House, formerly a farmhouse. Late C17, possibly an earlier core. Some late C18 details. Timber frame. Red brick casing. Plain tile hipped roof. 2 storeys and attics. Square plan, 2 rooms on each side. Front has 3 sash windows, central one blank. Late C18 6-panel door with C20 pedimented doorcase. Canted sash windows either side with coved wooden cornices. Whole block has a large coved wooden cornice. Plinth and floor band. Left return elevation has 2 flush sashes on upper floor. Left side ground floor with a late C17 3-light mullioned casement. Gabled attic dormer. Rear elevation is plastered. 2-span roof. C17 casement on lower right. Large ridge chimney stack of 4-joined shafts. Interior has good late C17

newel staircase rising to attic, the balusters restored. Large inglenooks on ground floor; late C17 fireplaces on upper floor. Several late C17 doors.

4.2 **Proposal**

4.2.1 Listed Building Consent is sought for:

Single storey rear extension. Internal and external alterations.

4.3 **Key Issues**

4.3.1 The key issues for consideration are the impact the proposed stud wall would have on the character and appearance on the grade II listed building.

4.3.2 The Conservation officer advised no objection to the proposed development. The Conservation officer considers that the proposed works would not significantly detract or impact on the listed building to merit an objection.

4.3.3 The impacts of the proposal on the character and appearance of the building and its significance as a designated heritage asset are considered acceptable.

4.4 **Conclusion**

4.4.1 The proposals are acceptable in listed building terms.

4.5 **Alternative Options**

4.5.1 None applicable.

5.0 **Recommendation**

5.1 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. In accordance with approved drawing no. 2416/PD/202 Rev C, the roof of the extensions hereby consented shall be covered with a red clay peg tile 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 grade II listed building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Policy HE1 of the

Local Plan.

3. In accordance with approved drawing no. 2416/PD/202 Rev C, the face brickwork to the extensions hereby approved shall be undertaken using 'Imperial Country Blend Brick 65mm' in Flemish Bond and lime mortar 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 grade II 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 and doors 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 grade II listed building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Policy HE1 of the Local Plan.

5. Section details of all new windows (including 1:1 scale of glazing bars and glazing system) and details of method of opening shall be submitted to and approved in writing by the Local Planning Authority prior to their manufacture and installation. 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 grade II listed building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Policy HE1 of the Local Plan.

Signed  Anne McDonald Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 29 July 2025	