

CONSERVATION TEAM CONSULTATION APPLICATION RESPONSE

APPLICATION REF:	25/02096/FPH & 25/02097/LBC
CASE OFFICER:	AHD
APPLICATION SITE:	Friends Green Farm, Friends Green, Damask Green Road, Weston, Hitchin, Hertfordshire, SG4 7BU
DESCRIPTION OF WORKS:	<i>Single storey side extension with glazed link to main dwelling and erection of single storey side porch, and re-opening of original window openings following demolition of existing side extension. Remove existing render and repair/re-pointing of existing brickwork with lime mortar and render.</i> <i>Single storey side extension with glazed link to main dwelling and erection of single storey side porch, and re-opening of original window openings following demolition of existing extension. Remove existing render and repair/re-pointing of existing brickwork with lime mortar and render. Internal alterations including new stairs to existing loft and relocation of kitchen, utility, and WC.</i>

RECOMMENDATION:
 Subject to the draft conditions, I raise **NO OBJECTION** to the scheme as it will generally satisfy the provisions of Sections 16(2) for ref: 25/02097/LBC and 66(1) for ref: 25/02096/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.

DETAILED ANALYSIS AND CONSIDERATIONS:

Previously I stated:

It is the attic space of the c.1700 2-storey section which is intended to be accessed from a new staircase and where at least one floor joist would be removed. What is unclear is the extent to which other frame members may be affected. For instance, a section drawing would provide some assurance that the wall plate to the c.1700 structure would not be affected i.e. is there 2000mm clearance below this plate?

A section detail has not been provided so although it is understood that one floor joist would be lost or trimmed, the impact of the staircase on the c.1700 wall plate remains unknown. I would like to fully understand the implications of the staircase being Building Regs compliant. I do not consider it acceptable to deal with this by condition just in case it is proven that there will be loss of fabric that will occasion unacceptable harm.

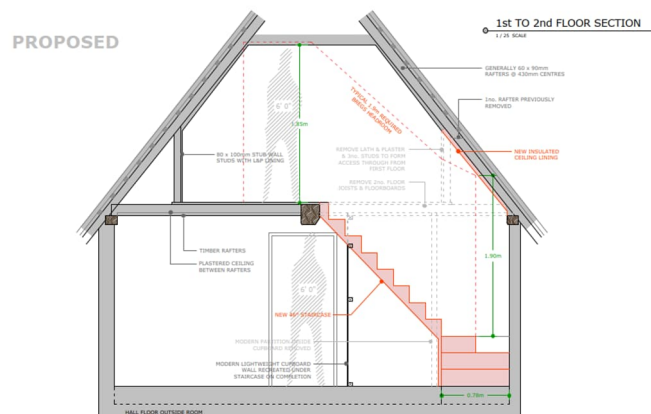
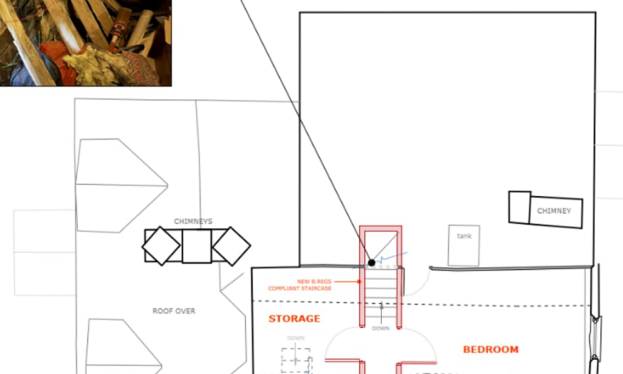
These comments relate to additional drawings received on **18 December 2025** (descriptions will require updating to take these into account).

- 1178.06A Pr FF
- 1178.08A Pr Sf
- 1178.11A Loft Staircase

The drawing extracts below now illustrate precisely how the fabric will be affected by this part of the proposal. It appears that two joists would be removed together with either two or three studs (11A says 3no. whereas 08A says 2no.). Normally, I would be resisting the loss of historic fabric unless there is a convincing justification for doing so. On this occasion, the frame members are not considered to be of high significance and I am unaware of any carpentry markings. The joists to be removed do not currently present in the bedroom as they are concealed within two modern cupboard spaces and the remaining ceiling joists are complete ensuring that the character of this room is not unduly affected. The staircase would serve to make optimal use of some of the attic space.

The image contains three architectural drawings related to a proposed renovation project:

- Top Drawing:** A floor plan of a house. The plan shows a 'BATHROOM', 'ENLARGED BEDROOM', 'W.C.', 'W.C. ROOF', 'BEDROOM', and a 'STOVE'. Red lines and text indicate proposed changes: 'NEW BLACK CONCRETE STAIRCASE TO LEFT BEDROOM', 'NEW BLACK CONCRETE STAIRCASE TO RIGHT BEDROOM', and 'FLAT ROOF OVER BRICKED UP'. A photograph of the existing interior structure is included, showing wooden beams and a staircase.
- Middle Drawing:** A photograph of the existing interior structure, showing wooden beams and a staircase. Red lines and text indicate proposed changes: 'NEW BLACK CONCRETE STAIRCASE TO LEFT BEDROOM', 'NEW BLACK CONCRETE STAIRCASE TO RIGHT BEDROOM', and 'FLAT ROOF OVER BRICKED UP'.
- Bottom Drawing:** A section drawing titled 'PROPOSED' and '1st TO 2nd FLOOR SECTION'. It shows a cross-section of the house, including the roof, walls, and floor. Red lines and text indicate proposed changes: 'NEW BLACK CONCRETE STAIRCASE TO LEFT BEDROOM', 'NEW BLACK CONCRETE STAIRCASE TO RIGHT BEDROOM', and 'FLAT ROOF OVER BRICKED UP'. The drawing also shows the existing structure, including the roof, walls, and floor.



Suggested conditions (LBC only)

In the event that the case officer is minded to recommend that permission be granted, I advise 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. Details and/or samples of the clay tiles for the porch and extension roofs 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 porch and extension roofs shall be covered in accordance with the approved materials.

Reason: To ensure that the development will have an acceptable appearance which does not detract from the listed building's special character to comply with Policy HE1 of the North Hertfordshire Local Plan 2011 to 2031.

4. A sample brick panel indicating brick type, bond and mortar mix for the porch and extension shall be made available for inspection on site and then approved in writing by the Local Planning Authority. Thereafter, the porch and extension shall be constructed in accordance with the approved sample panel.

Reason: To ensure that the development will have an acceptable appearance which does not detract from the listed building's special character to comply with Policy HE1 of the North Hertfordshire Local Plan 2011 to 2031.

5. Following the removal of the existing render, the Local Planning Authority shall be notified and a site meeting shall be convened with the Local Planning Authority to assess the exposed brickwork at ground floor. If the Local Planning Authority agrees that the brickwork is capable of repair and left exposed then any new brickwork repairs shall be undertaken in matching brickwork (colour, gauge, texture) and using lime mortar.

Reason: To ensure that the development will have an acceptable appearance which does not detract from the listed building's special character to comply with Policy HE1 of the North Hertfordshire Local Plan 2011 to 2031.

6. If, following the site meeting in Condition 5 above, it is agreed with the Local Planning Authority that the condition of the brickwork is such that it should not be left exposed then not only the first floor but also the ground floor shall be rendered using a lime-based render, the specification of which shall be submitted to and agreed in writing by the Local Planning Authority prior to the commencement of the re-rendering. The re-rendering shall then be undertaken in accordance with the approved render specification.

Reason: To ensure that the alterations will have an acceptable appearance which does not detract from the listed building's special character to comply with Policy HE1 of the North Hertfordshire Local Plan 2011 to 2031.

7. No mechanical cleaning method shall be used on the facing brickwork unless otherwise agreed and approved in writing by the Local Planning Authority.

Reason: To ensure that the alterations will have an acceptable appearance which does not detract from the listed building's special character to comply with Policy HE1 of the North Hertfordshire Local Plan 2011 to 2031.

8. Notwithstanding the approved plans and only once the existing south wall construction has been revealed by the removal of internal plaster and/or external render, the precise size and position of the two new first floor windows on the South Elevation shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the windows shall be installed in accordance with the approved details.

Reason: To ensure that the alterations will have an acceptable appearance which does not detract from the listed building's special character to comply with Policy HE1 of the North Hertfordshire Local Plan 2011 to 2031.

9. Window joinery section details including 1:1 scale drawing of glazing system and glazing bar profile together with window ironmongery details shall be submitted to and agreed in writing, by the Local Planning Authority before the manufacture of the windows. Thereafter the windows shall be installed in accordance with the approved details.

Reason: To ensure that the alterations will have an acceptable appearance which does not detract from the listed building's special character to comply with Policy HE1 of the North Hertfordshire Local Plan 2011 to 2031.

10. Details of new rainwater goods shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of that part of the development hereby consented. Thereafter, the rainwater goods shall be implemented in accordance with the approved details.

Reason: To ensure that the alterations will have an acceptable appearance which does not detract from the listed building's special character to comply with Policy HE1 of the North Hertfordshire Local Plan 2011 to 2031.

HERITAGE POLICY ASSESSMENT:

Planning (Listed Building and Conservation Areas) Act 1990:
Sections 16(2) and 66(1)

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:

The proposal is considered acceptable.

OFFICER: Mark Simmons

DATE: 13/01/2026