



Historic England

Mr Mark Simmons
North Herts Council
PO Box 10613
Nottingham
NG6 6DW

Direct Dial: 01223 582721

Our ref: L01602977

23 January 2026

Dear Mr Simmons

Arrangements for Handling Heritage Applications Direction 2021

**MAYDENCROFT MANOR, MAYDENCROFT LANE, GOSMORE,
HERTFORDSHIRE, SG4 7QA
Application No. 25/03188/LBC**

Thank you for your letter of 8 January 2026 regarding the above application for listed building consent. On the basis of the information available to date, we offer the following advice to assist your authority in determining the application.

Historic England Advice

Maydencroft Manor originated as an open hall in the 15th century and has an association with the mother of King Henry VII making it a high-status building of interest. As is common with the building type an upper floor was inserted into the hall in the 16th century. A solar range and service wing were added in the 16th and 17th centuries. The building is fine example of the type, given particular significance by its early phase of development and is listed at grade II* in recognition of this importance.

Proposals to create a new bedroom with *en suite* bathroom affect the attic space above the former hall. This includes a new staircase to the attic from the 1st floor involving the demolition of a modern chimney and a new hallway on the first floor and doubling the existing floor joists in the attic and overlaying them with boards. This seems likely to have relatively little impact on historic fabric and its appearance. Of more concern is the proposal to subdivide the attic where historic roof structure can be seen and obscure that roof structure by lining it. This proposal could detract from the significance of the attic by partitioning it and so harm the ability to appreciate its carpentry and the open volume it historically had. The bathroom area would occupy a large part of the space, and it is not clear how high the partition walls



Historic England, Brooklands, 24 Brooklands Avenue, Cambridge CB2 8BU
Telephone 01223 58 2749 HistoricEngland.org.uk

Please note that Historic England operates an access to information policy.
Correspondence or information which you send us may therefore become publicly available.



would rise and how they would affect the roof timbers. There is smoke blackening on these rafters which could also be damaged and obscured. It is suggested that historic rafters would remain visible despite the lining of the roof. No detail of this has been provided, but even with material added between the rafters it has potential to obscure and damage the rafters and their finishes. Also of concern is the external appearance of the proposed roof lights on the north slope as these would detract from the traditional roof finish. If the other matters are addressed and it proves possible to convert the attic without subdividing the space a single traditional dormer window would be more suitable.

We have considered this application in terms of the Planning (Listed Buildings and Conservation Areas) Act 1990 which establishes that in considering applications for planning permission for development which affect a listed building or its setting local planning authorities shall have special regard to the desirability of preserving the building or its setting (paragraph 66.1). In this case we would stress that the building is listed at grade II* and so falls within the top 5.5.% of listed buildings nationally. The National Planning Policy Framework (NPPF) also states that the purpose of the planning system is to achieve sustainable development and that protection and enhancement of the historic environment is an overarching objective in this (paragraphs 7 and 8). The significance of listed buildings can be harmed or lost by alteration to them or development in their setting. The NPPF states that clear and convincing justification should be made for any such harm and that 'great weight' should be given to the conservation of listed buildings irrespective of the level of harm caused (paragraphs 2012 and 2015).

We are concerned that some elements of the scheme could result in harm to significance of the listed building in terms of the NPPF, paragraphs 212 and 215. In particular the subdivision of the attic space, addition of insulation to the roof timbers and installation of rooflights. We therefore recommend the Council consider if further information could be sought on the impact of subdividing the attic space and of lining the roof structure to establish the likely harm to significance and potential ways of avoiding this.

Recommendation

Historic England has concerns regarding the application on heritage grounds, particularly the subdivision of the attic space, addition of insulation to the roof timbers and installation of rooflights and consider this could result in harm to significance of the listed building in terms of the NPPF, paragraphs 212 and 215. We therefore recommend the Council consider if further information could be sought on the impact of subdividing the attic space and of lining the roof structure to establish the likely harm to significance and potential ways of avoiding this.

We consider that the issues and safeguards outlined in our advice need to be addressed in order for the application to meet the requirements of paragraphs 7, 8, 212 and 215 of the NPPF. In determining this application you should bear in mind the statutory duty of section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 to have special regard to the desirability of preserving listed



Historic England, Brooklands, 24 Brooklands Avenue, Cambridge CB2 8BU
Telephone 01223 58 2749 HistoricEngland.org.uk

Please note that Historic England operates an access to information policy.

Correspondence or information which you send us may therefore become publicly available.



buildings or their setting or any features of special architectural or historic interest which they possess.

Your authority should take these representations into account and seek amendments, safeguards or further information as set out in our advice. If there are any material changes to the proposals, or you would like further advice, please contact us.

Yours sincerely

David Eve
Inspector of Historic Buildings and Areas
e-mail: david.eve@historicengland.org.uk



Historic England, Brooklands, 24 Brooklands Avenue, Cambridge CB2 8BU
Telephone 01223 58 2749 HistoricEngland.org.uk

Please note that Historic England operates an access to information policy.
Correspondence or information which you send us may therefore become publicly available.

