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DESIGN & ACCESS/HERITAGE STATEMENT

Address

Walnut Tree Farm, Luffenhall, Herts, SG2 7PX

Proposal

Replacement of six existing flat roof dormer windows with six new pitched roof dormer windows

January 2025

1) SITE ASSESSMENT

The application site is located within the Rural Area Beyond the Green Belt to the north of Walkern and west of Cromer.

The site is occupied by a two storey Grade II listed dwelling with a large ancillary outbuilding on its north-eastern side and a driveway to the front that is accessed from the public highway via two vehicle entrances/crossovers.

The list entry for the property is set out below:

Farmhouse. C15-16 hall house with a jettied cross wing on S side. Floor and stack inserted in C17. Timber frame. Roughcast walls. Weatherboarded plinth. Plain tile roof. 2 storeys. 3 wood glazing bar casements. Large square stack on front slope of roof. Plank door to right of stack with an early C19 moulded frame and segmental hood. 2 box casement dormers. Right return gable end has C18 chequered red brick ground floor. Beyond this is a C17 rear wing in the gable end stack. The left return gable end has a late C18 external stack. The interior ground floor wall behind this stack shows large curved tension braces and a heavy chamfered floor beam. Curved brackets to jetty.

2) PROPOSED DEVELOPMENT

This application proposes the replacement of six existing flat roof dormer windows with six new pitched roof dormer windows.

3) PLANNING HISTORY

Listed building consent (24/01237/LBC) was granted in September 2024 for the replacement of 20 windows at this property with double glazed hardwood framed windows. This included all six of the dormers that form the basis of this application.

4) PLANNING POLICY

National Policy

The National Planning Policy Framework (NPPF) 2024 sets out the Government's planning policies for England and how these should be applied.

Sections 12 and 16 of the NPPF are of particular relevance in this case as they relate to achieving well-designed places and conserving/enhancing the historic environment.

Local Policy

The following policies of the adopted North Hertfordshire Local Plan 2011-2031 are of particular relevance in this case:

- SP5 – Countryside and Green Belt
- SP9 – Design and Sustainability
- SP13 – Historic Environment
- CGB1 – Rural Areas Beyond the Green Belt
- CGB4 – Existing Buildings in the Rural Area
- D1 – Sustainable Design
- D2 – House Extensions
- HE1 – Designated Heritage Assets

5) DESIGN ELEMENT

a. Use & Amount

The existing residential use of the application building would not change as a result of this proposal.

The proposal involves the replacement of six existing flat roofed dormers with six pitched roof dormers.

There would therefore be no additional floorspace created, with the only increase in volume being the introduction of new pitched roofs to each of the dormers.

b. Layout, Scale and Appearance

The layout of the property would not be altered, and the proposed replacement dormers would remain subordinate in size and scale to the existing property.

The simple design and form of the proposed replacement dormers, with matching external materials/roof pitches and the same double glazed, hardwood framed windows approved under 24/01237/LBC, would ensure that the proposal remains in keeping with the historic character and appearance of the building.

c. Historic Fabric

The Heritage Statement that accompanies this application has concluded that the rear extension originally constructed in the early eighteenth century has been rebuilt, possibly at the same time as the single storey lean-to extension to the north elevation which is identified as a twentieth century addition.

As pointed out in the submitted Heritage Statement the significance of this listed building lies in the late medieval hall house which constitutes its main front part.

The Heritage Statement also confirms that the re-built rear wing of the property is now of much less historic significance as it has lost most of its architectural interest with the exception of a ground floor inglenook fireplace.

The three replacement dormers in the re-built rear wing of the main house would therefore not result in the loss of any historic fabric.

The three replacement dormers in the front part of the house would utilise the existing openings in the roof thereby avoiding any loss of historic fabric other than a small number of tiles that could be re-used and the existing dormers themselves which are in a poor condition and need to be replaced in order to accommodate the proposed new pitched roofs. The proposed

re-building of these dormers would also help to improve the thermal performance of the building.

Overall, it is considered that the proposal would not have an adverse impact on the character, appearance and setting of this Grade II listed building or its architectural/historic significance.

d. Landscaping

The proposal would not create any landscaping issues.

6) ACCESS ELEMENT

The proposal would not create any access issues.

7) CONCLUSION

Taking into account the above factors, it is considered that the proposed development complies with the aims and objectives of the above mentioned Policies contained within the adopted North Hertfordshire Local Plan 2011-2031 and the principles set out in the National Planning Policy Framework 2024. We therefore believe that listed building consent should be granted accordingly.

Hertford Planning Service
January 2025