

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/00744/LBC	Raising roof pitch including changes to structure and roof materials. Replacement of external basement hatch doors and repair and restoration of windows and doors	Hoo Farm Codicote Road Whitwell Hertfordshire SG4 8AE

Submitted Plan Nos

24/17/01 24/17/02 24/17/03 24/17/04 24/17/05

1.0 Policies

HE1 Designated heritage assets

2.0 Site History

2.1 Although not the most recent planning history the following is most relevant:

16/02081/1LB

Re-roof existing office roof with reclaimed slate.

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 **Press & site notices** – No comments received.

5.0 Planning Considerations

5.1 **Site and Surroundings**

5.1.1 Hoo Farm House Codicote Road Whitwell Hitchin SG4 8AE..

Hoo Farmhouse is located within The Hoo estate, approximately 1.5 kilometers (1 mile) northeast of Kimpton and around 2 kilometers (1.2 miles) southwest of Whitwell. The Hoo is a spur of land that runs down to the Mimram river valley, north to Whitwell and south-east to Codicote. To the south the spur slopes down to the river valley of the River Kyme on which Kimpton stands. There is documentary reference to a medieval manor house on the rolling range of hills running round the back of Kimpton but no physical evidence of the site. Further along the spur, hidden away behind trees concealed from both Kimpton and Whitwell are a couple of farmsteads, one of which is Hoo Farm. The Hoo landscape was designed by Lancelot "Capability" Brown between 1760 and 1762. It originally surrounded a 17th/18th-century country house, which was demolished in 1958. Hoo Farmhouse was an integral part of the estate, with the surrounding land and outbuildings primarily consisting of glasshouses and walled productive gardens, designed and managed to support a large country house estate. According to its list description, the farmhouse dates to the late 17th century and is connected to an early 19th century dairy. The former dairy is the main focus of this application.

Heritage Category: Listed Building Grade: II List Entry Number: 1176822 Date first listed: 08-Feb-1988 List Entry Name:

HOO FARMHOUSE AND WALLS OF ATTACHED WALLED GARDENS TO SOUTH House. Late C17, outhouses at rear link to early C19 dairy. Red brick with some black headers in Flemish bond. Steep old red tile roof extending at rear over integral outshut. A 2-storeys and attics house facing E adjoining 3M high common N wall of 2 contemporary walled gardens on S. Plinth, plat-band, and corbelled eaves course with projecting headers. Symmetrical 3 windows front with 2-light lattice casement windows in heavy frames. Central door up 4 stone steps has a heavy moulded oak frame with double ovolo. Similar moulding to plank door with lozenge pattern of applied battens. Cast iron gate with steps to side passage 6 at NE corner. 2 large rear wall chimney in rear roofslope. Plank door to rear in heavy moulded frame. Dairy has round-headed large window on N.

5.2 Proposal

- 5.2.1 *Raising roof pitch including changes to structure and roof materials. Replacement of external basement hatch doors and repair and restoration of windows and doors.***

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** Roof alterations that include material changes and the addition of dormers or rooflights can potentially affect the character and significance of listed buildings and conservation areas. They strongly contribute to a building's interest and appearance. Any changes can noticeably alter how the building and area looks.

Guidance on Alterations to Listed Buildings IHBC Toolbox Guidance Note GN2021/1 - January 2021

- 5.3.3** At 5.1.1 it states:

A building derives much of its character and appearance from its roof. Roofs often contain the oldest and least altered parts of a building. Alterations should respect what survives in its original form and any later positive evolutionary changes of definite quality should also be retained and not altered.

5.1.2 The removal of unsympathetic past alterations such as an ill-proportioned mansard or additional floor should be encouraged but this should always be based upon firm evidence of the original state of the roofs and any associated features such as parapets, dormers and chimneys, etc. Photographic records and plans in national or local archives may provide the necessary evidence in support.

Impact on the listed building

- 5.3.4** The proposed works for Hoo Farmhouse are both conservation and repairs and a replacement roof to the kitchen (former dairy).

- 5.3.5 The main area for of the repairs are the abutting walls with the Kitchen Garden where cracks repairs will be undertaken using Helifix bars, recessed horizontally into joints and secure with proprietary structural repair resin. This is considered an appropriate conservation method and there are no objections.

Other repairs to the listed kitchen garden walls by raising the height by one brick course and other restorative work to the original gateways and glasshouse structures are supported in strict accordance with the methods detailed in the Heritage Statement. All work should be carried out using hand tools.

- 5.3.6 The roof of the kitchen extension, which underwent repairs in 2016, has partially failed, necessitating further intervention. The proposed new roof structure together with method of insulation and lightweight artificial slate has been proposed that will reduce stress on the outer walls. Given the pitch of this roof which will not accommodate traditional slate and to preserve the integrity on the building the use of artificial slate is acceptable on this occasion. The inclusion of a verge, rear parapet, and eaves respects an earlier form of the building while addressing structural deficiencies.

The proposed adjustments and associated works to the roofline will not obscure or detract from historic elevations or architectural detailing.

- 5.3.6 The replacement of the external basement hatch doors and restoration work to the windows doors and decorative bargeboards on a like-for-like basis is considered to be supportable.

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 and setting. 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.

2. Details and/or samples of materials to be used for the works, hereby granted consent, shall be submitted to and agreed, in writing, by the Local Planning Authority before any works are commenced.

Reason: To safeguard the character and appearance of the listed building to which this consent relates and to comply with Policies SP13 and HE1 of the North Hertfordshire Local Plan 2011 to 2031.

Signed  Shaun Greaves Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 28 May 2025	