

Application Number: 25/03243/LBC

HERITAGE STATEMENT

CRABTREE HOUSE, 2 CRABTREE LANE, PIRTON, SG5 3QE

1. INTRODUCTION

1.1. This Heritage Statement supports the Building Consent application 25/03243/LBC for repairs to the outside of the property known as Crabtree House, Pirton.

2. PROPOSAL

Listed Building Consent is sought to make good the exterior of the property as follows:

2.1 To remove sand, cement and external rendering on all elevations.

2.2 To fix wooden lathes to timber frame on rear elevation. To replace any damaged lathes on other elevations only if discovered and necessary when rendering removed.

2.3 To add additional breathable insulation such as sheep's wool

2.4 To apply a traditional smooth base coat chalk/lime insulation render over lathes, followed by a levelling up coat again using chalk/lime insulation render. Once dried, apply final coat of chalk/lime render. Once the final coat of render has dried, to apply white limewash.

2.5 To replace guttering like for like with existing to prevent further water damage and to preserve the exterior of the building.

3. IDENTIFYING THE HERITAGE ASSET

3.1 Crabtree House is Grade II listed and dates from late 16th century – altered later. Listing NGR: TL1467031746. The description of the listing states: Timber frame on black stuccoed sill, roughcast. Steep old red tile roofs. A 2-storeys, L-shaped house set back from road facing E, with long, slightly lower, N crosswing. Stair wing in rear angle, and large internal chimney at the junction of the wings. Later internal S gable chimney. 2-bays hall range with chimney probably built in former cross-passage. Crosswing has 2 rooms on each floor with lobby between. Probably had lobby entrance by stack before present 2 entrances formed. E front has a door with gabled tiled open porch next LH corner and in middle of gable end of crosswing. 3 3-light casement windows to 1st floor and small window in line with central chimney with 4 conjoined tall diagonal shafts. 2 shafts to matching S gable chimney. Interior has jowled posts, long straight tension braces in walls and cross-walls. Clapsed-purlin roofs. Plank doors with old iron fittings. Segmental arched chamfered brick fireplace to chamber over hall. (sourced from Historic England)

3.2 The property was listed in 1988 as part of the re-evaluation of heritage assets in North Hertfordshire – entry number 1347109.

3.3 Externally the house retains most features. In 1995 one of the windows was replaced (95/01290/1LB) and between 2019 and 2024 the majority of windows were replaced (19/01390/LBC).

3.4 The structural survey undertaken by the current owners on purchasing the property in January 2025 highlighted that non-traditional materials had been used to make external repairs most likely prior to the property being listed.

4.0 ASSESSMENT OF IMPACT AND MITIGATION

4.1 The current external rendering on all elevations has been identified as containing cements and other non-traditional materials. The impact of these materials has affected the breathability of the building causing moisture and damp. To preserve the integrity of the building the rendering needs to be replaced using traditional materials.

4.2 Once the rendering has been removed, the extent of damage may result in additional repairs being required. These will only be carried out if necessary to ensure the long term integrity of the listed building. Once again traditional materials and methods will be used.

4.3 The current guttering will be removed and replaced to prevent any future rainwater damage. Guttering and downpipes will be replaced using traditional cast iron materials.

5. CONCLUSIONS

5.1 It is considered that the proposed repairs respect the character and appearance of the listed building

5.2 The current owner's intend the restoration of the house to be sympathetic and in keeping with the original historic features of the property.

5.3 The proposals are considered to positively contribute to the long term character, appearance and sustainability of the Grade II listed building.

February 2026