



FAO: Planning Department,
North Herts Council

Ref: 24/01519/FPH and 24/01520/LBC
Date: 25/10/2024

BUILT HERITAGE ADVICE

Dear Sir / Madam,

RE: West Wing, St Ibbs, London Road, St Ippolyts, Hitchin Hertfordshire SG4 7NL

Built Heritage Advice pertaining to an application for: Alterations to existing roof and Insertion of rooflight to northwestern roof pitch.

St Ibbs is a Grade II listed building consisting of North Wing, South Wing and West Wing. The earliest parts date from the eighteenth century, with a south wing added in the nineteenth century.

The West Wing is understood to have been completed in the early twentieth century. It is stated in the submission that the ground and first floor of the west wing were not connected vertically and that the West Wing was used for ancillary purposes, although no plans or evidence have been provided to demonstrate this.

1960s technical drawings submitted with the application indicate that the internal layout of the first and second floors was significantly different to the current situation, with a spiral staircase, internal partitions, chimney breasts and ceilings removed between the 1960s and 1990s. It is also stated that the existing roof surfacing was replaced in the 1990s, evidenced by the presence of breather membranes.

External Alterations Proposed:

- a. *Existing Plain tiled roof*
- b. *Existing rainwater goods repaired*
- c. *Chimney to be repointed.*
- d. *Leadwork to be repaired where necessary*
- e. *New Conservation rooflight set flush with the roof finish Velux GGL MK08 780x1390 with dark grey/anthracite coloured frame finish externally.*
- f. *Existing ridge tiles lifted and reinstated with discreet vented dry fix system to enable ventilation.*
- g. *Existing windows to be repaired and re-decorated*

All points except the rooflights are repairs and minor works and would not harm heritage significance. The roof light (point e) is discreet and set flush with the roof finish and would have an acceptable impact in heritage terms.



Proposed internal alterations ground floor: Existing partitions will be removed, linings stripped, and new damp proofing installed along with new finishes to the floor and walls.

Internal alterations to the first floor and new stair:

The existing loft stair to be removed, a new building regulations compliant decorative timber staircase will be installed over the existing stair (constructed in 1994) to the living space.

The existing partitions erected in 1963 between the existing attic stair and the eastern bedroom will be removed.

A new opening will be formed in the existing spine wall (to the area modified in 1994) and the wall between the existing bathroom and hallway will have an opening added.

Proposed internal alterations loft /second floor: Removal of the existing sections of partitions, areas of timber lining.

The internal works proposed would have an impact on the layout of the upper floors. However, it has been demonstrated that there have been several changes in this regard during the twentieth century and so the impacts in terms of evidential value or other heritage considerations would be acceptable.

The original or earlier ground floor layout has not been provided; the open plan layout proposed is not in keeping with a typical twentieth century layout, which would usually have a smaller kitchen and separate living room. However, it is noted that this is an ancillary wing rather than a standalone dwellinghouse. Based on the submission, the existing evidential value of the internal layout is not particularly high, and, on this basis, the heritage impacts are acceptable.

The proposal would not result in harm to the significance of any heritage assets, and there are no objections in heritage terms, in accordance with Chapter 16 of the NPPF and Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Yours sincerely,

David Buckley BA (Hons) MA MRTPI IHBC
Historic Environment Team
Place Services

Note: This letter is advisory and should only be considered as the opinion formed by specialist staff in relation to this particular matter