



FAO: Planning Department,
North Herts Council

Ref: 24/01871/S73 & 24/02016/LBC
Date: 25/10/2024

BUILT HERITAGE ADVICE

Dear Sir / Madam,

RE: Robin Hood And Little John Rabley Heath Road Codicote Welwyn Hertfordshire AL6 9UB

Built Heritage Advice pertaining to an application for:

24/01871/S73 Variation of condition (revised plans) of planning permission 24/01009/FP granted 17.07.2024 for Infill courtyard extension and conservatory to west elevation. Alterations to fenestration.

and

24/02016/LBC Infill courtyard extension and conservatory to west elevation. Internal and external alterations (revision of previously approved Listed Building Consent 24/01010/LBC granted 17.07.2024)

The application relates to Robin Hood and Little John public house, a Grade II listed building public house with a seventeenth century timber frame with additions dating from the eighteenth to twentieth centuries. The site is not located within a conservation area or within the setting of other listed buildings.

The previous planning and listed building consents (refs 24/01009/FP & 24/01010/LBC) gave permission for the infill of the courtyard on the east elevation with a gabled single storey extension, a separate conservatory extension on the west elevation and some internal alterations. The conservation officer response raised no objection to the works.

The variation proposed relates to the infill courtyard extension on the eastern side and proposes to add glazing to the gable end. Under the approved scheme the extension, the top of the gabled would have had a light-coloured rendered finish. The proposed glazing would slightly increase the prominence of the gable but as it would already clearly read as a new element this would not be harmful to the significance of the listed building. **However, it is not clear how the framing to the proposed glazing would be finished and further information should be provided on proposed materials.**

The other element of the proposal is to relocate proposed new rooflights from the northern roofslope to the western roofslope adjacent to the proposed new conservatory. Based on historic mapping this element of the building appears to date from the 20th century and while it is a relatively prominent roofslope, in the context of the large conservatory already consented, discreet rooflights



in this location could be acceptable. **However, the rooflights shown on the submitted plans and elevations appear relatively large and further details should be provided, including manufacturers specification and sections, to ensure an acceptable impact.**

Section 66 (1) of the of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that the local planning authority shall have special regard to preserving listed buildings, their setting and any special architectural or historic interest they possess. Paragraph 205 of the National Planning Policy Framework (NPPF) requires great weight to be given to the asset's conservation, while Para 208 states that where a proposal will lead to less than substantial harm to a designated heritage asset, this should be weighed against public benefits.

To ensure an acceptable impact, further information should be requested in relation to the proposed rooflights as part of the application.

The required detailing in relation to the gable can be secured via planning condition.

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