

DELEGATED FILE NOTE

CASE OFFICER: ...Tom Rea.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/00842/LBC	Insertion of stable door on rear elevation as revision of previously approved Listed Building Consent 24/01860/LBC granted 12.12.2025	Pencroft Maiden Street Weston Hitchin Hertfordshire SG4 7BG

Submitted Plan Nos

P001 P 002 Rev G

1.0 Policies

Site History

24/01860/LBC granted 12.12.2025

3.0 Representations

- 3.1 Weston Parish Council: No response
- 3.2 Conservation officer: No response (did not raise objections to original scheme).
- 3.3 Site Notice / Adjoining occupiers: No responses received

4.0 Planning Considerations

4.1 Site and Surroundings

Detached House on the south side of Maiden Street, Weston. The site is within the Weston Conservation Area and the house is Grade II listed.

4.2 Proposal

Insertion of stable door on rear elevation as revision of previously approved Listed Building Consent 24/01860/LBC granted 12.12.2025

4.3 Key Issues

4.3.4 Impact on heritage assets

- 4.3.5 An amended plan to the originally approved LBC application has been received which makes the following amendments:

- ☐ Installation of stable door on garden elevation of the proposed extension. The door would be white painted timber to match the existing windows.

- 4.3.6 The conservation officer has previously assessed the development as being a positive improvement to the dwelling.

- 4.3.7 The proposals as amended are considered to be acceptable in heritage terms.

4.4 Conclusion

The proposal is considered acceptable in listed building terms.

5.0 **Recommendation**

5.1 That listed building consent be **GRANTED** subject to the following conditions:

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.

Signed  Anne McDonald Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
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Date: 12 May 2025	
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