

DELEGATED FILE NOTE

CASE OFFICER: ...Andrew Hunter.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/00154/LBC	Alteration from glazed to solid roof to single storey rear garden room extension granted on listed building consent 23/00559/LBC (as amended by drawing nos. 24 BIBB SP7a, 24 BIBB P02a, 24 BIBB E02a received on 1 April 2025) (Development has commenced).	Bibbsworth Hall Farm Bibbs Hall Lane Kimpton Hitchin Hertfordshire SG4 8EN

Submitted Plan Nos

24 BIBB P02A 24 BIBB E02A 24 BIBB SP7A 22 BIBB SL01 22 BIBB SU1 GCS/KDG/1433/3
GCS/KDG/1433/2 GCS/KDG/1433/2

1.0 Policies

HE1	Designated heritage assets
SECN16	Conserve + enhance historic environment
SP13	Historic environment

2.0 **Relevant Site History**

- 2.1 23/00559/LBC - Single storey rear lean to extension following demolition of existing extension, single storey rear glass garden room, Insertion of rear dormer window, replacement and additional rooflights to rear roofslope. Alterations to fenestration and internal alterations (as amended by plans received 14/07/23 and 22/08/23) – Approved 13/12/23.
- 2.2 23/00558/FPH - Single storey rear lean to extension following demolition of existing extension, single storey rear glass garden room, Insertion of rear dormer window, replacement and additional rooflights to rear roofslope. Alterations to fenestration (as amended by plans received 14/07/23 and 22/08/23) - Approved 13/12/23.
- 2.3 22/02290/LBC - Underpin south-west corner and install helical bars followed by repointing. Re-roofing works including re-battening and installation of TLX Gold breathable roof insulation coupled with 50mm mineral wool between rafters – Approved 14/11/22.

3.0 **Representations**

- 3.1 **Parish Council** – No comment.
- 3.2 **Conservation Officer** – The proposal will not harm the special character of Bibbsworth Hall Farmhouse, thus, will satisfy the provisions of Sections 16(2) (LBC only) and 66(1) (FPH only) of the Planning (LB & CA) Act 1990 and will accord with Section 16 of the Framework or Policy HE1 of the North Hertfordshire Local Plan 2011 – 2031. Subject to amended drawings and amended descriptions the proposal is **UNOBJECTIONABLE** in heritage terms.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

- 4.1.1 The site is a 2 storey detached farmhouse dwelling with a pitched roof that is Grade II listed. The site is in rural agricultural countryside. A new residential development, and two dwellings, are to the west. The site is in the Green Belt.

4.2 **Proposal**

4.2.1 A single storey rear extension with a flat roof. This application seeks to vary the plans approved under 23/00559/LBC by revising the design of the rear extension to change the roof to a solid flat roof with rooflights, supported on a steel frame. It's noted that the works have commenced and have been substantially completed.

4.2.2 The application was accompanied by parallel planning application 25/00153/FPH.

4.3 **Key Issues**

4.3.1 The key material considerations are whether the proposal is acceptable on heritage grounds regarding its impacts on the significance of the listed building as a designated heritage asset. This is set out in Section 16 (2) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

4.3.2 The proposed works are overall considered to be of a small scale, with no harmful impacts to the fabric of the building. The amendments are also not considered significant compared to the original 2023 consent. On the basis of the comments from the Conservation Officer, the proposed works are considered sympathetic to the special significance and character of the listed building.

4.3.3 It is not considered that the application harms the significance of the designated heritage asset the subject of this application. The impacts of the proposal on the character and appearance of the building and its significance as a designated heritage asset are therefore considered acceptable. The proposal complies with Policies SP13 and HE1 of the Local Plan, and Section 16 of the NPPF.

4.4 **Conclusion**

4.4.1 The proposed works are therefore considered to preserve the significance of the listed building as a designated heritage asset.

5.0 **Recommendation**

5.1 To **GRANT** listed building consent unconditionally.

Signed  Sam Dicocco	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 17 April 2025	

