

DELEGATED FILE NOTE

CASE OFFICER: ...Tricia Craggs.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
26/01818/LBC	Timber frame to front left gable exposed (works already carried out). Structural timber interventions to support existing framing and rebuild brick infill panels where required. Apply wood fibre boarding before lime-rendering and externally redecorating.	The Green Man 5 High Street Offley Hitchin Hertfordshire SG5 3AR

Submitted Plan Nos

Location Plan 9319 - 01-01 9319 - 01-03

1.0 Policies

HE1	Designated heritage assets
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2.0 Site History

2.1 The most recent planning history is:

26/00132/LBC - Replacement roof to existing rear conservatory and insertion of nine rooflights. Internal alterations (amended plans received 11.03.26)

23/00607/LBC - Take down and rebuild on a like-for-like basis central section of curtilage-listed front boundary wall.

3.0 Policies

3.1 Section 20: Conserving and enhancing the historic environment of the National Planning Policy Framework (August 2026). Relevant paragraph numbers at Section 20 are as follows: HE4, HE5 and HE 6.

Policy HE1 of the North Hertfordshire Local Plan 2011-2031.

4.0 Representations

4.1 **Offley Parish Council** – No comment.

Press & site notices – No comments received.

5.0 Planning Considerations

5.1 **Site and Surroundings**

5.1.1 The Green Man Public House is a well-established building in the village of Great Offley and is listed at Grade II. The list description is copied below.

House, now a public house. C16, hall range rebuilt C17, N wing C19, single-storey rear extensions and renovation c.1984. Timber frame on brick sill, roughcast, with steep old red tile roofs. Slate roofs to rear extensions. An irregular 2-storeys building set back from the road facing W. Higher S part of 2 storeys with jettied front and S gable chimney. Slightly lower hall range of 2-storeys with 2-storeys gabled projecting porch at change of height and front lean-to to its left. Chimney at N end of hall range at junction with lower gabled 2-storeys N wing, probably of brick under the roughcast, and facing N. 3 light casement windows to W front. Pointed head to porch door. Similar pointed doorway to central porch on N side of N wing, flanked by 2 windows on each floor. 1 1/2-storeys short gabled rear wing to S part with gabled dormer'. (RCHM (1911)161).

Source: *Historicenglang.org.uk*.

It is also located within the Offley Conservation Area.

5.2 Proposal

- 5.2.1 The application is described as: ***Timber frame to front left gable exposed (works already carried out). Structural timber interventions to support existing framing and rebuild brick infill panels where required. Apply wood fibre boarding before lime-rendering and externally redecorating.***

5.3 Key Issues

- 5.3.1 The main issue is to consider the impact of the works on the special character of the listed building and upon the Offley Conservation Area.

- 5.3.2 The timber frame to the left gable end wall has been exposed in order to assess the condition of the historic timber frame. This work was done without seeking any listed building consent beforehand.

- 5.3.3 This application seeks to regularise that element and seek consent for the:

Structural timber interventions to support existing framing and rebuild brick infill panels where required. Apply wood fibre boarding before lime-rendering and externally redecorating.

- 5.3.4 There are no and would not have been any objections to the opening up work, but it should be noted that this required should any further opening up work be needed.

- 5.3.5 It is accepted on the occasion that consent would have been forthcoming if an application was received but this may not always be the case. So any future work of this nature without listed building consent in place is at risk.

- 5.3.6 Notwithstanding the above comments the proposed would (see 5.3.3.) are considered to supported as it would preserve the historic timber frame and ensure structural stability of the gable.

- 5.3.7 The method of repair detailed in drawing 9319-01-03 is considered is acceptable and appropriately sympathetic to the existing historic fabric as is the finishing with wood fibre boarding and lime render to match the remainder of the building.

Impact on the listed building and conservation area.

- 5.3.8 The proposed opening up and repairs as detailed in paragraph 5.3.7 and submitted drawing 9319-01-03 would not result in harm to the listed building nor to the character and appearance of the Offley Conservation Area.

- 5.3.9 The proposal has met the requirements of policies HE4 to HE6 of Section 20 of the NPPF (August 2026) and there are no objections.

5.4 Alternative Options

- 5.4.1 None.

5.5 Pre-Commencement Conditions

5.5.1 None applicable.

5.6 **Conclusion**

5.6.1 It is considered that the proposal will not occasion harm to the listed building's special character or harm the character or appearance of the Kimpton Conservation Area. The proposal, thereby, satisfies the provisions of Sections 16(2) and 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, the aims of Section 20 of the NPPF (August 2026) and the aims of Policy HE1 of the North Hertfordshire Local Plan 2011-2031.

6.0 **Recommendation**

6.1 I recommend that listed building consent be **GRANTED**.

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  Shaun Greaves Determining Officer Date: 2 October 2026	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF