

DELEGATED FILE NOTE

CASE OFFICER: ...Alex Howard.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/01557/FPH	Installation of perforated drainage pipe to north and east perimeter and discharge into new soakaway, partially replace roofing, re-bed existing roof tiles, repoint chimney stack, installation of insulation boards to all external walls and re-rendering after removal of existing cementitious and loose render and replace existing fenestration (as amended by drawing nos. L04 Rev B & L-05 Rev B and as amplified by Heritage Assessment, Schedule of Works, Photographic Schedule and Room Identification Plans February 2025 (Rev A) received on 22.09.2025).	Old Sextons Sandon Buntingford Hertfordshire SG9 0QX

Submitted Plan Nos

L-01 Rev A L-02 Rev A L-03 Rev B L-04 Rev B L-05 Rev B

1.0 Policies

D1	Sustainable design
D3	Protecting living conditions
HE1	Designated heritage assets
SECN12	Achieving well-designed places
SECN16	Conserve + enhance historic environment

2.0 Site History

- 2.1 **06/00468/1LB** - Replacement windows to east elevation and new outlet vents to north elevation; internal alterations including new first floor partition. New gate and pier in south boundary wall.

Conditional Consent

3.0 Representations

- 3.1 **Neighbour Representations and Site Notice** – None received.
- 3.2 **Conservation Officer** – “I raise **NO OBJECTION** on the basis that the proposal will satisfy the provisions of Sections 16(2) (LBC), 66(1) (FPH) and 72(1) (both) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and the aims of Section 16 of the NPPF and Policy HE1 of the North Hertfordshire Local Plan 2011-2031.
- 3.3 **County Council’s Archaeology** – “Provided there is no impact on existing roof timbers, then in this instance, we have no comment to make on the proposal”.

4.0 Planning Considerations

4.1 Site and Surroundings

- 4.1.1 The site is Old Sextons; a grade II listed building located within the Sandon Conservation Area. The list entry reads as follows:

“SANDON CHURCH END TL 33 SW (East side) Sandon 7/52 Old Sextons 27.5.68 (formerly listed as Sexton’s Cottage) GV II House, formerly a church house. Early to mid C16, altered C18. Timber frame on brick base, roughcast. Tiled roof. 3 cells. 2 storeys. Jettied to 3 sides. Entrance front has door to left of centre with flanking small casements, single lights, flush frames. Further right a 12 pane horizontal sliding sash, another entrance and a 2 light casement to far right where jetty is underbuilt. First floor 1 and 2 light casements and 2 horizontal sliding sashes. Curved brackets to jetty. Dragon beams at left end to road which has a ground floor 2 light casement, hipped roof. To rear: a ground floor horizontal sliding sash and 2 single light casements, a red brick projection, probably an oven, with a tile coping. First floor 1 and 2 light casements and a horizontal sliding sash. C18 red brick relocated internal stack behind ridge between 2 bays nearest road. Right gable end isunjettied, exposed plates and purlins. Interior: close studding, braces from jowled posts, moulded timber lintels to 2 fireplaces.”

4.2 Proposal

- 4.2.1 Planning permission is sought for the installation of perforated drainage pipe to north and east perimeter and discharge into new soakaway, partially replace roofing, re-bed existing roof tiles, repoint chimney stack, installation of insulation boards to all external walls and re-rendering after removal of existing cementitious and loose render and replace existing fenestration (as amended by drawing nos. L04 Rev B & L-05 Rev B and as amplified by Heritage Assessment, Schedule of Works, Photographic Schedule and Room Identification Plans February 2025 (Rev A) received on 22.09.2025).

4.3 Key Issues

- 4.3.1 The key issues in this case are the design, impact on heritage assets, and impact on the reasonable living conditions of neighbours.

Design

- 4.3.2 Policy D1 of the Local Plan states that planning permission will be granted provided that development responds positively to the site’s local context in addition to other criteria. These considerations are echoed in Section 12 of the NPPF.
- 4.3.3 The proposal looks to incorporate several elements, namely the installation of perforated drainage pipe to north and east perimeter and discharge into new soakaway, partially replace roofing, re-bed existing roof tiles, repoint chimney stack, installation of insulation boards to all external walls and re-rendering after removal of existing cementitious and loose render and replace existing fenestration.

- 4.3.4 The design of the proposal has been considered in detail by the Council's Conservation Officer, given the site is a Grade II listed building. This has been considered acceptable and will be considered later in this report, but on this basis the proposal is considered acceptable in its scale, layout and external appearance.
- 4.3.5 As such, the proposed development is acceptable in design terms and the scheme is considered in accordance with Policy D1 of the Local Plan, as well as Section 12 of the NPPF.

Impact on Heritage Assets

- 4.3.6 As stated above, the building is Grade II listed and within the Conservation Area. Section 72 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that in the exercise of planning powers in conservation areas "*special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area*". In terms of listed buildings Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that where considering whether to grant planning permission for development which affects a listed building, or its setting special regard shall be had to the desirability of preserving the building or its setting or any features of special architectural interest which it possesses.
- 4.3.7 The details of this proposal have been fully considered by the Council's Conservation Officer in their formal response. Following negotiation with the applicants agent on details relating to the replacement windows, the submission of further plans and supporting justification, the Conservation Officer is satisfied with the proposal and raises no objection subject to 7 conditions which are to be enforced on the subsequent LBC decision.
- 4.3.8 As such, the proposed development under this householder application is considered acceptable and will not occasion harm to the listed building's special character/significance or the Conservation Area, in accordance with the Policy HE1 of the Local Plan and Section 16 of the NPPF.

Impact on Neighbours

- 4.3.9 Policy D3 of the Local Plan states that planning permission will be granted for development proposals which do not cause unacceptable harm to living conditions.
- 4.3.10 The site is a detached dwelling located in an isolated position from other neighbours and with dense landscaping cover. Therefore, given the nature of the proposal and the siting of this dwelling, the development will not result in any material impacts upon the reasonable living conditions and well-being of neighbouring properties.
- 4.3.11 This is in accordance with Policy D3 of the Local Plan.

4.4 Conclusion

- 4.4.1 The proposed development is considered acceptable in design, heritage, and its impact upon neighbouring properties, in accordance with Policies D1, D3 and HE1 of the Local Plan, as well as Section 12 and 16 of the NPPF.

4.5 **Alternative Options**

4.5.1 N/A.

4.6 **Pre-Commencement Conditions**

4.6.1 N/A.

5.0 **Recommendation**

5.1 That planning permission be **GRANTED** subject to the following conditions:

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out wholly in accordance with the details specified in the application and supporting approved documents and plans listed above.

Reason: To ensure the development is carried out in accordance with details which form the basis of this grant of permission.

Proactive Statement:

Planning permission has been granted for this proposal. The Council acted proactively through positive engagement with the applicant during the determination process which led to improvements to the scheme. The Council has therefore acted proactively in line with the requirements of the Framework (paragraph 38) and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015.

Signed  Anne McDonald	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 26 September 2025	