

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
24/02763/LBC	Alterations to first floor partitions and door openings. Further to applications: 21/00218/LBC & 21/00217/FPH, 24/00282/LBC (as amended by plan received 10 April 2025).	Maydencroft Manor Maydencroft Lane Gosmore Hertfordshire SG4 7QA

Submitted Plan Nos

19.14.03.26 Rev E 19.14.03.02 19.14.03.06 19.14.03.00-Rev-A

1.0 Policies

HE1 Designated heritage assets

SECN16 Conserve + enhance historic environment

2.0 **Site History**

2.1 The most recent planning history the following is most relevant:

24/00282/LBC

Alterations to first floor partitions and door openings. Further to applications: 21/00218/LBC & 21/00217/FPH, 24/00282/LBC (as amended by plan received 10 April 2025).

3.0 **Policies**

3.1 Section 16: Conserving and enhancing the historic environment of the National Planning Policy Framework (July 2021). Relevant paragraph numbers at Section 16 are as follows: 197, 199, 200 and 202.

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

4.0 **Representations**

4.1 **Press & site notices** – Not required.

5.0 **Planning Considerations**

5.1 **Site and Surroundings**

5.1.1 The works relate to the Grade II* Maydencroft Manor. The list description is as follows:

'House. Late medieval former open hall house in E part of N wing, C16 E wing possibly built as a separate house, united and hall floored over early C17 ('EC/1615' on oak pillar supporting inserted floor), later in C17 originally unheated block to W of hall, subsequently kitchen added to N wing, gabled stair turret on E side of E wing, and L shaped lean-to service room in NE angle of kitchen and hall. Interior features of early C18 and some brick casing. Renovated 1980-81.'

5.2 **Proposal**

5.2.1 The application is described as:

Alterations to first floor partitions and door openings. Further to applications: 21/00218/LBC & 21/00217/FPH, 24/00282/LBC (as amended by plan received 10 April 2025).

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.
- 5.3.2 Roof alterations that include material changes and the addition of dormers or rooflights can potentially affect the character and significance of listed buildings and conservation areas. They strongly contribute to a building's interest and appearance. Any changes can noticeably alter how the building and area looks.

Guidance on Alterations to Listed Buildings
IHBC Toolbox Guidance Note GN2021/1 - January 2021

- 5.3.3 At 5.1.1 it states:

A building derives much of its character and appearance from its roof. Roofs often contain the oldest and least altered parts of a building. Alterations should respect what survives in its original form and any later positive evolutionary changes of definite quality should also be retained and not altered.

5.1.2 The removal of unsympathetic past alterations such as an ill-proportioned mansard or additional floor should be encouraged but this should always be based upon firm evidence of the original state of the roofs and any associated features such as parapets, dormers and chimneys, etc. Photographic records and plans in national or local archives may provide the necessary evidence in support

Impact on the listed building

- 5.3.4 This application involves minor amendments to previously consented works as detailed in 2.1.
- 5.3.5 The proposed amendments are all internal and although there will be some intervention into historic fabric of low significance this is considered to be of very minimal impact and will not cause harm to the significance of this listed property.

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. 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 16 of the NPPF 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 (drawing number 19.14.03.26 Rev E dated 10/4/2025 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  Anne McDonald	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 1 May 2025	