

DELEGATED FILE NOTE

CASE OFFICER: ...Mark Simmons.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/00242/LBC	Re-roofing works like for like, installation of 2no. conservation roof lights and 1 no. dormer window (as amended by drawing no. 0533-102-P4 received on 31 March 2025).	Radwell Grange Great North Road Radwell Baldock Hertfordshire SG7 5EU

Submitted Plan Nos

0533 - 001 0533 - 101/P2 0533 - 102/P4

HE1 Designated heritage assets

SECN16 Conserve + enhance historic environment

2.0 **Site History**

2.1 Please see file for full planning history but the following is the most relevant:

19/02403/LBC - Insertion of 2no. dormer windows to front elevation, 1no. dormer window to side elevation and 2no. roof lights to rear elevation to facilitate loft conversion (as amended by drawings nos. 2019/1313/3 Rev 1 and 2019/1313/4 Rev 1 received on 12/12/2019 and as amplified by drawing no. 2019/1313/5 also received on 12/12/2019).
CCON 17.12.2019

3.0 **Policies**

3.1 Policy HE1 of the North Hertfordshire Local Plan 2011 – 2031 is relevant as are the following paragraphs of Section 16 of the National Planning Policy Framework (Dec 2024):

- ☐ 135 c) *(sympathetic to local character and history, including the surrounding built environment),*
- ☐ 207 *(local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting)*
- ☐ 210 *(desirability of new development making a positive contribution to local character and distinctiveness),*
- ☐ 212 *(great weight should be given to the asset's conservation),*
- ☐ 213 *(clear and convincing justification), and*
- ☐ 215 *(harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use).*

4.0 **Representations**

4.1 **Radwell Parish Meeting** – No comments received.

Press and site notices – No comments received.

5.0 **Planning Considerations**

5.1 **Site & Surroundings**

- 5.1.1 Radwell Grange Farm lies approximately 500m to the east of the Great North Road and 1.4km north of the core of the hamlet of Radwell. The name suggests its origins as a manorial farm. Radwell Grange Farmhouse is grade II listed and the list entry reads as follows:

House. Possibly C16 core to predominantly mid C17 main range. Extended and altered C19. Restored C20. Timber frame and brick, roughcast, tiled roof. L shaped. 2 storeys and attics. 3 window front with a central entrance. C19 multiple pane glazing bar sashes with a small ground floor bay window to right. Right hand red brick return wall. Large external C17 gable end stack stepped up to two diagonally set square brick shafts. 2 small chamfered brick mullioned windows with hood moulds flank stack at first floor. Left return has hipped outshut in angle with rear wing. Small gable in roof of this wing over secondary entrance. Behind this gable and attached to rear of main range is the main, possibly C16, stack with 5 shafts, 2 pairs of diagonally set squares and one a star on plan. Rear wing extended by a lower addition. Tall gabled wing in inner angle, originally a staircase wing, has a 2 light wooden ovolo moulded mullion in attic. Interior: original brick fireplaces exposed. Moulded head to jowled post in rear wing. Clapsed purlin collar beam roof trusses, originally with crown post. Much altered in C19, especially in main block.

- 5.1.2 The submitted Heritage Statement describes Radwell Grange's significance as being,

..... derived principally from its evidential and historical values, in terms of the 16th century core of the farmhouse suggesting that the farm dates, at least, to the late medieval period. Consideration should also be given to the aesthetic value of the house, as an attractive example of much altered post-medieval farmhouse in a traditional rural setting.

5.2 **Proposal**

- 5.2.1 The proposal is described as ***'Re-roofing works like for like, installation of 2no. conservation roof lights and 1 no. dormer window'***.

5.3 **Key Issues**

- 5.3.1 The key issue is to consider the proposal in terms of the impact upon the special character of this grade II listed building.

- 5.3.2 At 5.3 of the Heritage Statement it says:

"The proposed changes are limited to the rear roof slope of the southernmost range and the south-west facing slope of the rear wing. The changes would have a Minor impact on the evidential value of the building, through the removal of an element of the 19th century remodelling, and a Negligible impact on its historical and aesthetic values".

However, the works are focused on the north side of what has previously been referred to as Bedroom 1 in the 2019 application at first floor which is in the lower section of the rear wing, the south-east facing roof slope of the stairwell on the north side of the house and the south-west facing roof slope of the lower section of the rear wing.

Re-roofing works like for like

- 5.3.3 The roofing works have commenced and are proposed to be carried out in line with the General Note added to revised drawing no.0533-102-P4 received on 31 March 2025 which states:

Where roof tiles are being replaced they will be replaced with a Sahta's Restoration Blend clay tile.

Retained clay tiles will be consolidated to the kitchen wing and where quantities permit also the middle range.

- 5.3.4 The tile type is considered acceptable and whilst good practice would normally result in reclaimed tiles being used for principal roof slopes i.e. the front roof slope (which is not the case here), the suggested placement of reclaimed material is unobjectionable.

Installation of 2no. conservation roof lights

- 5.3.5 There would be some loss of historic fabric as at least one rafter is likely to need trimming for each roof light to facilitate installation.
- 5.3.6 Whilst on site I acknowledged the relatively dark interior space of the staircase leading to the bedroom in the lower section of the rear wing. A roof light here would improve natural light but would result in a third opening to a room where there is currently a single sash window. The precise size of the conservation roof light could be conditioned to ensure that modification to rafters is minimised.
- 5.3.7 I also acknowledged the existing natural light to the main stair turret and that this turret is defined internally by the rafter construction. A gable end window would ensure the rafters are not affected but this suggestion was dismissed by the applicant on site.

Dormer window

- 5.3.8 The following are the main differences between the proposed dormer window and the dormer windows granted consent in 2019:

2019 consented scheme

- ☐ Evidence of valley rafters suggesting that dormers may once have existed
- ☐ No windows serving these rooms, so these dormers enabled a better use of the space without compromising the building's external appearance.

Current scheme

- ☐ No evidence of valley rafters and an unaltered run of rafters at maybe 400mm centres would be impacted upon to create the dormer.
 - ☐ Existing 8-over-8 sash window serving the bedroom.
- 5.3.9 Whilst resulting in more natural light and natural ventilation, the dormer is not regarded as an 'improvement' either internally or externally and would result in the loss of historic fabric. The case for this alteration is not convincing but then again, the case to say that there is harm to the building's special character is also not compelling. Considering that three dormer windows have previously been consented and that the quality of the joinery

of the dormers made previously is to a good standard, the formation of a fourth dormer is considered unobjectionable but see 5.5.1 and 5.5.2 below with respect to the size of this dormer.

5.4 **Conclusion**

- 5.4.1 The applicant's consultant acknowledges at 5.5 of the submitted Heritage Statement that the proposal may occasion less than substantial harm to this Designated Heritage Asset. In which case, there would normally be a presumption against the granting of listed building consent unless there is a public benefit or optimum viable use derived from the scheme. The building already has an optimum viable use and there is no discernible public benefit.
- 5.4.2 Although not a consideration for the current application the applicant confirmed verbally that there is no intention to implement the two roof lights on the rear roof slope on drawing no. 2019/1313/3 Rev 1 submitted under ref: 19/02403/LBC.
- 5.4.3 Having considered the current application in full, it is concluded that the proposed works would not actually harm the listed building's special character, thereby, satisfying the provisions of Section 16(2) 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.

5.5 **Alternative Options**

- 5.5.1 An email was sent to the architect on 26 March which stated the following:

The problem as I see it is that unlike the 2019 consented scheme where there was i) evidence of valley rafters suggesting that dormers may once have existed and ii) no windows serving these rooms, so these dormers enabled a better use of the space without compromising the building's external appearance, there is no evidence of valley rafters in the bedroom concerned and an unaltered run of rafters at maybe 400mm centres would be impacted upon to create the dormer and there is an existing 8-over-8 sash window serving the bedroom. Furthermore, this is very much the subservient end of the rear wing. I believe if enhanced natural light is the main objective then a modest rooflight could fulfil this function and would be less invasive. However, if a dormer remains the applicant's aspiration, then at the very least, I consider a smaller dormer commensurate to the lesser significance of the lower range would be the way to go i.e. more sympathetic to the hierarchy of built form. I am not convinced that a 4-over-4 to match the size of the one on the rear/side elevation would be entirely appropriate and encourage either a narrower 3-over-3 sash or a modest pair of 2-pane flush casements as noted elsewhere on this elevation.

- 5.5.2 Consequently, an amended scheme for a 3-over-3 dormer is included on drawing no.0533-102-P4 received on 31 March 2025 and which is considered acceptable.

5.6 **Pre-Commencement Conditions**

- 5.6.1 Non-applicable.

6.0 **Recommendation**

- 6.1 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.

2. Existing clay plain tiles must be carefully stripped from the roof, inspected for defects and set aside for reuse. As stated on drawing no.0533-102-P4 reused clay tiles shall be used to cover the kitchen wing roof and where quantities permit also the middle range with the shortfall made up from the Sahta's Restoration Blend which is also to be used on the front section, unless otherwise agreed and approved in writing by the Local Planning Authority.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of this grade II listed building under Section 16(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Policy HE1 of the North Hertfordshire Local Plan 2011 - 2031.

3. As indicated on amended drawing no.0533-102-P4, the new dormer window shall incorporate a 3-over-3 sash window with glazing bars, top/bottom/mid rail and sash horns etc. to match the dormer windows installed under ref: 19/02403/LBC unless otherwise agreed and approved in writing by the Local Planning Authority.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of this grade II listed building under Section 16(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Policy HE1 of the North Hertfordshire Local Plan 2011 - 2031.

Signed  Anne McDonald	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 2 April 2025	

