

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/00187/LBC	Strip roof followed by re-felting and re-battening. Re-slate using existing slates replacing where necessary using second hand Welsh slates to match the existing. Replace all ridge lines, valleys, flashings and soakers using code4 lead. Repair and re-render parapet walls and chimney stacks using a lime-based render.	Almshouses Park Lane Old Knebworth Hertfordshire SG3 6QE

Submitted Plan Nos

Location Plan Site Plan

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:

21/01855/LBC

Take down and rebuild section of rear (south-east facing) wall to outbuildings and replace asbestos cement sheet roofing with corrugated fibre cement roofing.

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**

Knebworth Parish Council – no objections.

5.0 **Planning Considerations**

5.1 **Site and Surroundings**

5.1.1 The Almshouses are situated in the village of Old Knebworth on Park Lane with Old Knebworth Conservation Area and adjacent to the Lytton Arms public House. The Almshouses became Grade II listed on 21 March 1984 and states:

Almshouses. Erected 1836 by Elizabeth Bulwer Lytton. 5 tenements in single storey range with gabled projecting centre. Yellow gault brick with cement dressings and Portland stone moulded eaves corbels. Slate roof. Simile Tudor style. Each tenement has door flanked by 2- and 3-light glazing bar casements, the doors with mullioned panels and moulded hoods. Plaque on centre gable with Lyttons Arms.

5.2 Proposal

5.2.1 The application is described as:

Strip roof followed by re-felting and re-battening. Re-slate using existing slates replacing where necessary using second hand Welsh slates to match the existing. Replace all ridge lines, valleys, flashings and soakers using code4 lead. Repair and re-render parapet walls and chimney stacks using a lime-based render.

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 Old Knebworth Conservation Area.
- 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 and the character of the conservation area.

- 5.3.4 The proposal is considered to have no negative impact on the listed building or the conservation area as the proposal uses the existing Welsh slate roof tiles from the strip out and any new required will match. A visit to inspect the new Welsh slate tiles has been carried out and are agreed as it the other materials required for this re-roofing project.

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 on this occasion cause harm to the listed building's special character or harm the character or appearance of the Old Knebworth 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 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 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: 2 April 2025	