

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/00192/LBC	Strip roof followed by re-felting and re-battening. Re-tile using existing tiles, replacing where necessary. Fit new code4 lead soakers and flashings to the dormers and chimney stacks.	Manor Farm Cottage Park Lane Old Knebworth Knebworth Hertfordshire SG3 6QB

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 Although not the most relevant the most recent planning history

80/01064/1

Erection of single storey rear extension and detached garage.

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 Manor Farm Cottage is situated in the village of Old Knebworth on Park Lane with Old Knebworth Conservation Area and close to the Lytton Arms public House. The property became Grade II listed on 21 March 1984 and states:

Small house. Later C17. Exposed timber frame. Whitewashed brick infill. Large flint and red brick chimney stack on right gable end. Steeply pitched plain tile roof. 2 large plastered gabled dormers with 3-light casements. 2 similar ground floor casements. Door on left centre. 1 storey and attics.

5.2 Proposal

5.2.1 The application is described as:

Strip roof followed by re-felting and re-battening. Re-tile using existing tiles, replacing where necessary. Fit new code4 lead soakers and flashings to the dormers and chimney stacks.

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 hand made plain clay tiles from the strip out and any new required will match and be hand made plain clay tiles.

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 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.

2. Details and/or samples of materials to be used for the works, hereby granted consent, shall be submitted to and agreed, in writing, by the Local Planning Authority before any works are commenced.

Reason: To safeguard the character and appearance of the listed building to which this consent relates and to comply with Policies SP13 and HE1 of the North Hertfordshire Local Plan 2011 to 2031.

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

