

Your ref:

Our ref: BIBB 2 TP 22a

Date: 6th December 2024 amended 15th January 2025 to add heritage information

Via planning portal

Planning Department
Council Offices,
Gernon Road,
Letchworth Garden City,
Hertfordshire
SG6 3JF

c.c. Matt Evans & Lewis Charlesworth

Dear Sirs

PLANNING AND HERITAGE STATEMENT

RE: Application for – amendments to permissions 23/00559/LBC and 23/00558/FPH, to retain lean to extension with new cladding and new doorway, amendment to roof, and amendments to rebuilt kitchen wall – part retrospective.

Bibbsworth Hall Farm, Bibbs Lane, Ayot St Lawrence, Herts, SG4 8EN

Pursuant to permissions **23/00559/LBC and 23/00558/FPH** as the works have progressed and the structure has been opened up a number of small changes have been made, for which we now seek planning permission.

These changes are

- Retention of lean to, with repositioned door and clad in timber
- Amendments to the roof
- Amendments to fenestration of the kitchen wall

Heritage Statement

This further application follows the permissions **23/00559/LBC and 23/00558/FPH**, which were informed by pre-application discussions (22/02304/PRELB) with Conservation Officer Mark Simmons, who commented.

- *Removing the ensuite from the northernmost bedroom (unobjectionable);*
- *Repositioning the doorway to the northernmost bedroom so that the bathroom becomes this bedroom's ensuite (image below left - unobjectionable);*
- *Reinstating a window at first floor to the northernmost bedroom once bedroom door repositioned (unobjectionable);*
- *Maybe introducing a corridor to the middle bedroom at first floor to perhaps form a family bathroom here (unobjectionable);*
- *Removing a probable C19 wall between the middle and southern bedrooms and reinstating a wall on the original southern gable end alignment i.e. before later addition was added (unobjectionable);*
- *Introducing a small rear dormer in place of the roof light to the northern attic space (image below right) and a new dormer of the same size and appearance to the southern attic space i.e. both between the chimney stacks (unobjectionable);*

Bibbworth Hall Farmhouse was listed in 1984. The listing notes

Official list entry
Grade: II
List Entry Number: 1102780
Date first listed: 21-Mar-1984

BIBBSWORTH HALL FARMHOUSE, AYOT ST LAWRENCE ROAD
County: Hertfordshire
District: North Hertfordshire (District Authority)
Parish: Kimpton
National Grid Reference: TL 18107 16771

Farmhouse. Mid C18. Timberframed interior. Red brick casing, possibly of the mid C19. Hipped Plain tile roof. 5-window range with 1 window towards road. Plinth, floor band, angled brick eaves. C20 wooden casements. Centre of E elevation has a very good mid C18 doorcase: 4 fielded Panels, 2 glazed; moulded wood frame; architrave surround; carved consoles; pulvinated frieze; Pediment.



Front Elevation prior to implementation of permissions 23/00559/LBC and 23/00558/FPH





Rear Elevation prior to implementation of permissions 23/00559/LBC and 23/00558/FPH



Front and North Elevations
prior to implementation of
permissions 23/00559/LBC
and 23/00558/FPH



South east elevations of Farmhouse prior to implementation of permissions 23/00559/LBC
and 23/00558/FPH



The wider site benefits from permission 20/01254/FP. The approved application provided an analysis of the evolution of the site (produced by www.clague.co.uk)

Evolution of the site



Bibbsworth Hall Farmstead in 1892

The earliest available map of Bibbsworth Hall Farm shows the farmstead already well established with the farmhouse set to the side next to a historic orchard.

The building arrangement was very linear forming two distinct yards inter connected through buildings and smaller yards serving open fronted structures.

The buildings to the north formed a strong frontage to Bibbs Hall Lane with one building protruding into the street scape.

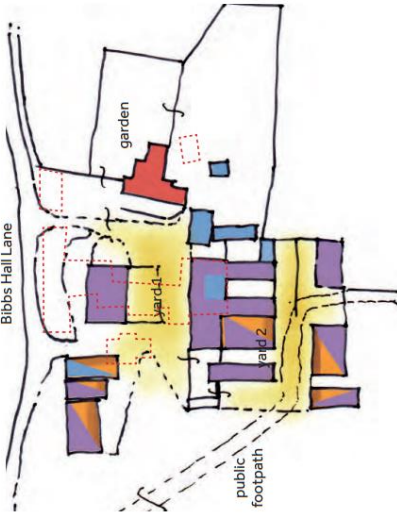
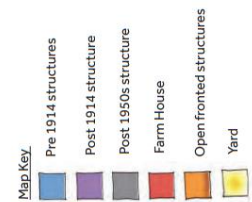
The buildings to the west stood separate but close enough to be considered part of the building cluster.



Bibbsworth Hall Farmstead in 1923

The 1923 OS map shows the farmstead changed little. The addition of a new building to the north strengthened the street front, forming a third yard linked to the main yard through one of the existing structures.

A building in the farmhouse's street facing garden was removed along with the small structure which had been projecting into the street scape, opening up the orchard and garden more clearly to the farmyard



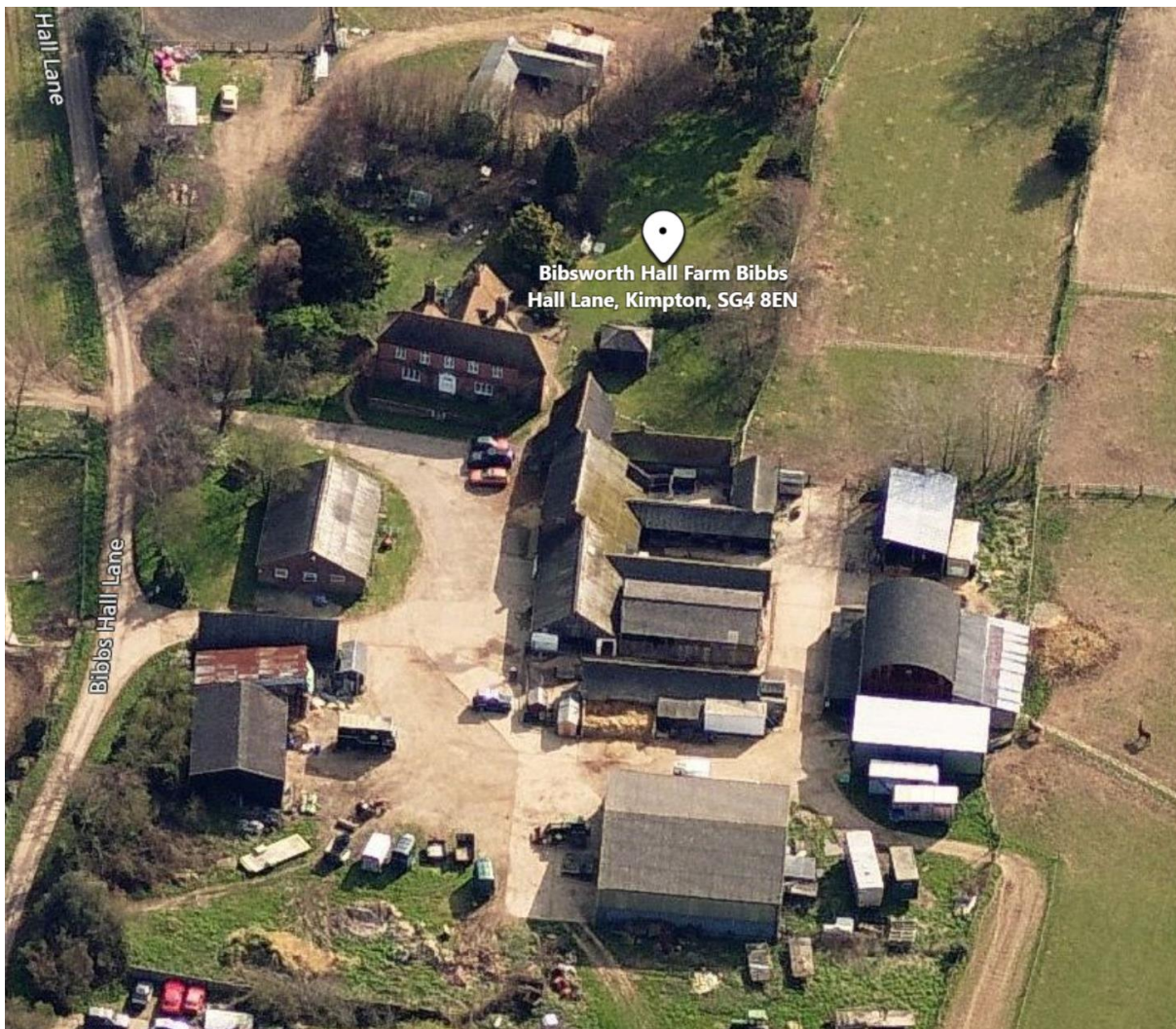
Bibbsworth Hall Farmstead in 1958

By 1958 the farmstead had changed dramatically with most of the linear line of buildings removed and new structures added. Some of the new structures had open frontages and are larger in scale compared to some of the older structures.

The historic, ergonomic piecemeal style of development has been distorted by the adoption of a more structured rectilinear plan. Wider, flowing access is gained to all buildings with the yards having a more open ended relationship with the wider landscape rather than tighter access points.

A rear extension was added to the farmhouse around this period and one of the small structures within its curtilage removed.

Historic Aerial Photographs



Alterations to permission.

We have applied for discharge of conditions under separate cover, along with separate applications for works to the outbuildings which with the exception of the barn are not listed.

1. The lean to where permission was granted to replace, was found to be in better condition than expected, so has been retained. This structure is now a plant room, and the door to the kitchen, which was a relatively modern insertion has been stopped, up.

The modern stud wall for the WC enclosure is removed.
The modern window to the WC is changed to an external door.
The low height window is removed.
The structure has been clad in black timber boarding.

Images of retained lean to



Image of new door to lean to.



Door to lean to stopped up.



2. Amendments to roof.

After opening up the structure it was found that the roof structure where the kitchen wing linked to the original farmhouse was in poor condition and the valleys were not functioning. The applicant has made a minor modification to add an element of timber cladding and small area of new roof.

This is detailed to be a subservient modification which is clad in black timber boarding to complement the detailing of the dormers.



3. Amendments to fenestration of the kitchen wall.

When the modern cement plaster was removed from the kitchen wall, the applicant found significant evidence of rebuilding and evidence of alternative opening positions.



The applicant found that the brickwork in the area of the original kitchen door was in very poor condition and not providing adequate support for the roof structure above, so the decision was made to increase the size of the pier, and reduce the number of openings to a larger door set and one single window. These will be external doors and windows leading to the glazed garden room, beyond.



In summary, the retention of the lean to, will be welcomed as it retains historic fabric, the minor modifications to the roof junction of the kitchen wing to the main house, reflect the detailing of the dormers, and the works to the kitchen wall enable a structural wall pier to support the roof above, while enabling the character of this element of the more modern service wing of the dwelling to be retained.

Appended documents.

22 BIBB SL01	Site Location Plan
24 BIBB E01c	Proposed Elevations
24 BIBB P01e	Proposed Plans
24 BIBB SP6	Proposed Site Plan
22 BIBB SU1	Existing Site Survey

Survey drawings

GCS-KDG-1433-2-1	Ground floor plan
GCS-KDG-1433-2-2	Basement and attic plans
GCS-KDG-1433-3-1	Elevations

Yours sincerely

Mark Longworth

MARK LONGWORTH (RIBA) - DIRECTOR
For DP Architects