

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
26/00953/LBC	External alterations to rear addition including replacement double-glazed windows and French doors, replacement oil boiler and bricking up doorway on side elevation.	The Old Bakery Law Hall Lane Bendish Hitchin Hertfordshire SG4 8JH

Submitted Plan Nos

Location Plan PL.R001 PL.R002 PL.R003 PL.R004 PL.R005 PL.R006 PL.R007 PL.R008 PL.R009 PL.R010
PL.R011 PL.R014 PL.R015 PL.R015A PL.R016 PL.R017 PL.R018 PL.R019 PL.R020 PL.R021 PL.R022
PL.R023 PL.R024

1.0 Policies

HE1 Designated heritage assets

SECN16 Conserve + enhance historic environment

2.0 Site History

2.1 The most recent planning history is the following:

21/02304/LBC

Replace existing kitchen roof with a single-ply roof incorporating roof lanterns. Refurbishment of single-storey south side projection to form insulated family room. Re-tile main roof. Associated internal and external alterations including replacement of cladding, alterations to fenestration, and changes to internal layout including removal of walls (as amended by drawing nos. 2021-11-PL.100C; - 101B; - 102C; -200D and 201B received on 06/12/2021.

23/00628/LBC

Replace softwood single-glazed windows with sapele hardwood double-glazing to 4no. front dormer windows (works not previously included in Listed Building Consent 21/02304/LBC granted on 06.01.2022).

05/00431/1

Renewal of planning permission 00/00940/1 granted 11-08-2000 for replacement single storey building for use as ancillary residential annexe.

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** – Noe received.

5.0 **Planning Considerations**

5.1 **Site and Surroundings**

5.1.1 The site is located within the Bendish Conservation Area.

The Conservation Appraisal Statement states that:

“Bendish Conservation Area includes a post-medieval agricultural village that may have medieval origins. It centres on the village green at which all roads through the village converge providing a focal point for development and activity”.

“Architecturally, Bendish is of interest for its mixture of historic timber-framed and red brick residential and converted farm buildings, which combine to preserve the rural feel of the settlement. This mix of buildings and irregular layout reflect the slow ad hoc development and redevelopment within the village which was once dominated by an agricultural function but has slowly adapted to a changing economy and urban migration out of Bendish”.

5.1.2 The list entry is copied below.

TL 12 SE
4/115

ST PAUL'S WALDEN
BENDISH
The Harrow P.H. on W side of Green

GV
II

House, now a public house. C16 N half, C18 S half. Timber frame N half, brick S half all roughcast with continuous steep old red tile roof. A long 1½-storeys building facing E onto the green. 4 gabled dormers at eaves with small 2-lights casements with small panes. 2 lean-to tiled painted brick porches. Segmental arches to casement windows with 3 fixed lights below 2 opening lights. Broad plank door to N part. Large external N gable chimney with offsets in English-bond brickwork. Catslide rear extension to N part (living quarters). Single-storey weatherboarded outhouse at S end part converted for toilets, but double doors in rest. Interior has framing of S wall of older part exposed as a screen, with holes for wattle infill and central post.

Listing NGR: TL1637721513

5.2 **Proposal**

5.2.1 The application is described as:

External alterations to rear addition including replacement double-glazed windows and French doors, replacement oil boiler and bricking up doorway on side elevation.

5.3 **Key Issues**

5.3.1 The main issue is to consider the impact of the works on the significance of the listed building and the character of the conservation area.

Impact on the listed building

5.3.4 The proposed four new rear windows are considered to be supportable as they are timber with the correct proportions, opening method and are integral putty glazed units located to the rear and in a later addition.

This work is considered not to cause harm to the significance of the listed building as there will be no loss of historic fabric.

5.3.5 The proposed replacement French doors are supported as per reasons stated in 5.3.4.

5.3.6 There is no objection to the bricking up of one of the rear doors (south elevation) as this will minimally impact on the significance of the listed building due to its location.

5.3.7. There is no objection to the installation of a new boiler.

5.3.8 All the work listed in 5.3.4 to 5.3.7 affect a later addition with little historic significance.

5.3.9 There will be no adverse impact on the character and appearance of the conservation area as the proposed works are located to the rear of the property with minimal visibility from the public domain.

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 or interest. 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: 17 June 2026	