

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
26/00561/LBC	Internal alterations to include increasing height of door opening at ground floor to facilitate installation of Stannah stairlift and formation of first floor shower room.	Tithe Farm 9 St Albans Road Codicote Hitchin Hertfordshire SG4 8UT

Submitted Plan Nos

Location plan GH/TITHE 001

1.0 Policies

HE1 Designated heritage assets

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2.0 **Site History**

2.1 The most recent planning history the following is:

09/01669/1LB

Listed Building Consent: Installation of historic plaque on exterior front wall

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** – No comments received.

5.0 **Planning Considerations**

5.1 **Site and Surroundings**

5.1.1 Tithe Farm is a Grade II listed building. The list entry is copied below.

TL 2118 CODICOTE BAKERS LANE (east side)

10/3 Tithe Farmhouse (formerly listed under 15.3.74 St Albans Road)

GV II

House, formerly farmhouse. Mid C18. Chequered red brick. Plain tile roof. 2 storeys and attics. Brick-coped gable-end Parapets with internal chimney stacks, shaped corbels and attic floor bands. Rubbed brick front floor band. Moulded wooden eaves cornice. 2 late-C19 glazing-bar casement in former 3-window front. 1970s door and gabled attic dormers. On rear right is a C18 lean-to with an external oven shaft. 1970s extension to rear left.

Listing NGR: TL2159318139

Codicote is an important historic village, which was part of the property in this area of St Albans Abbey. Although the Conservation Area does not contain the whole of the medieval settlement, with the Church of St Giles being some distance to the north of it, it centres on the village's historic core, the village green and the probable site of a medieval market. The Conservation Area contains a large number of architecturally significant buildings, mostly in brick and located along the length of High Street.

5.2 Proposal

5.2.1 The application is described as:

Internal alterations to include increasing height of door opening at ground floor to facilitate installation of Stannah stairlift and formation of first floor shower room.

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 Codicote Conservation Area.

5.3.2 Impact on the listed building

5.3.4 The formation of a shower room and associated works e.g. the installation of a stud wall is supported as this will not see the loss of historic fabric and other works are reversible.

5.3.5 The proposed stairlift will be installed via a track fixed to the stair treads and therefore no intervention into the balusters and to historic fabric.

5.3.6 The raising of the door height is considered cause less than substantial harm at the lower end of that scale and the benefit flowing from this intervention is considered to outweigh that harm allowing the current occupants to continue to stay in their home.

5.3.7 Impact on Codicote Conservation Area

None at the works are internal.

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 harm the character or appearance of the Codicote 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: 18 May 2026	