

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
26/00590/LBC	Replace existing timber 6-panel rear door with timber 5-panel door	Burge End Farmhouse 4 Burge End Lane Pirton Hertfordshire SG5 3QN

Submitted Plan Nos

Location Plan BEL 100_04_V0_2_160326 Door Quote

1.0 Policies

HE1	Designated heritage assets
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2.0 **Site History**

2.1 The most recent planning history is listed below:

11/00444/1HH - Two and single storey side extension

11/00445/1LB - Demolish north wall of single-storey addition to north elevation, erect two and single-store side extension, internal alterations and insertion of rooflight on west elevation.

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 **Pirton Parish Council** – No objections.

Press & site notices – No comments received.

5.0 **Planning Considerations**

5.1 **Site and Surroundings**

5.1.1 Burge End Farmhouse is a grade II listed building located within the Pirton Conservation Area (PCA). The building and the PCA are designated heritage assets and the list entry for the house reads as follows:

PIRTON BURGE END LANE TL 13 SW (East side)

1/138 No. 4 27.5.68 (Burge End Farmhouse)

GV II

Farmhouse. Early C17; in late C18 refaced in brick, extended both ends, subdivided and fireplaces added. Timber frame on stuccoed sill, roughcast and brick built W wing. Steep old red tile roof hipped over W end. A 2-cells and outshut, 2-storeys and attic, lobby entrance, internal chimney plan house facing N into farmyard, with gabled stair turret to rear of chimney, added 2-storeys W wing and lean-to E extension. N front is 3-windows

wide with 2-lights flush casement windows to 1st floor and 3-lights to ground floor (2-lights to LH). W wing of red brick chequered with black brick over a roughcast apron and plinth. Entrance in middle of roughcast part with early C19 5-panels flush beaded door (fielded cross-panel in middle), reeded surround with corner blocks and flat hood on shaped brackets. Plan has original parlour in room, hall/kitchen in E room with outshut at rear which has a wide fireplace and domed brick oven. Axial beams, exposed framing with close-spaced studs, long straight tension braces cut into backs of studs, straight windbraces. Original staircase with closed-string, square newels with half-baluster, symmetrical balusters, heavy rounded handrail, obelisk finials. Massive posts and straight braces to tie-beams. On 1st floor a chamfered brick fireplace in chamber over parlour with depressed 4-centred head, blocked 3-lights S window with exposed timber frame. S wall of chamber over hall has blocked 3-lights ovolo-moulded mullioned window with iron intermediate bars. Moulded plank doors with iron hinges. Clapsed-purlin roof with thin almost straight braces. (RCHM Typescript).

Listing NGR: TL1438432333

5.2 **Proposal**

- 5.2.1 The application is described as: ***Replace existing timber 6-panel rear door with timber 5-panel door.***

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 PCA.

Impact on the listed building and Pirton Conservation Area

- 5.3.2 The proposed replacement rear door is considered to be supportable as it is made from timber and the design i.e. 5 panelled is appropriate for the character of the listed building and the conservation area.
- 5.3.3 The application includes photo of the 5 panelled front door as an example of the proposed new replacement rear door.
- 5.3.4 There will be no harmful impact on the character of the conservation area as is it location is to the rear.
- 5.3.5 The application is supported for the reasons stated in 5.3.2 – 5.3.4.

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 Pirton 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  Shaun Greaves Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 28 May 2026	