

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/01385/LBC	Installation of fire-resistant walls, ceilings, floors and fire doors. Replacement of external emergency stair (first floor) and installation of ramp	Brainkind Neurological Care Centre, Stagenhoe Park St Pauls Walden Hertfordshire SG4 8BY

Submitted Plan Nos

LP/02 A 01 A 02 A 03 A 04 A 05 A 06 A 07 A 08 A 09 A 10 A 11 A 12 A 13 A

HE1 Designated heritage assets

SECN16 Conserve + enhance historic environment

2.0 **Site History**

2.1 The most recent planning history

22/011102/LBC

Replace 2no. single-glazed sash windows with like-for-like single-glazed sash windows at first floor on side (south) elevation (as amended by drawings received on 20/09/2022)

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 **St Pauls Walden Parish Council** – No comment.

Press & site notices – No comments received.

5.0 **Planning Considerations**

5.1 **Site and Surroundings**

5.1.1 Stagenhoe Park, located in the village of St Paul's Walden, Hertfordshire, is a Grade II listed country house of significant architectural and historical importance. The estate's origins trace back to the 11th century, with the manor of Stagenhoe first recorded in the Domesday Book of 1086. The current structure was constructed in the mid-18th century, following a fire in 1737 that destroyed the previous building. The house was rebuilt around 1740 by Giles Thornton-Heysham, reflecting the architectural styles of the period.

Today, Stagenhoe Park continues to serve as a nursing home under the care of Brainkind.

5.2 **Proposal**

5.2.1 The application is described as:

Installation of fire-resistant walls, ceilings, floors and fire doors. Replacement of external emergency stair (first floor) and installation of ramp.

The justification of the proposed compartmentation due to limited mobility of the residents and the requirement of one-to-one assistance, The work is to help slow the spread of fire throughout the setting.

The new steel ramp proposed will improve access.

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 impact of internal historic fabric.

5.3.2 Replacement doors and upgrades

The proposal will see the replacement of 30 doors which 3 are of historic significance. However, given the conditions of these doors and importance of preventing the spread of a potential fire their replacement is supported.

The harm is considered to be less than substantial and at the lower end of the spectrum but the public benefit would completely outweigh this harm.

5.3.3 Other internal works to walls and ceilings

This work will affect some historic fabric but as per namely interventions to historic plaster (ceilings), lining a cupboard with fireline plasterboard and use of specialist fire resistant coating.

The harm association with these works are considered to be less than substantial and at the lower end of the spectrum but the public benefit would completely outweigh this harm.

5.3.4 The proposed replacement of external staircase and ramp are supported as the existing is not historic fabric and its replacement is considered appropriate in terms of location, material and design.

This is considered to cause no harm.

5.3.5 Impact on Listed Building

The impact on the listed building is overall considered to cause less than substantial harm for the reasons set on in paragraphs 5.3.2 to 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 on this occasion cause less than substantial harm at the lowest end of that spectrum but clearly outweighed but the public benefit flowing from these proposals. 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: 13 August 2025	