

CONSERVATION TEAM CONSULTATION APPLICATION RESPONSE

APPLICATION REF:	26/00321/FPH & 26/00248/LBC
CASE OFFICER:	MT
APPLICATION SITE:	Tudor House, Poynders End, Preston, Hitchin Hertfordshire SG4 7RX
DESCRIPTION OF WORKS:	Single storey front extension and installation of ground floor french door into North-east elevation following removal of existing window. Internal alterations.

RECOMMENDATION:

I raise **NO OBJECTION** on the basis that the proposal will not occasion harm to this grade II* listed building's special character, thereby satisfying the provisions of Sections 16(2) (LBC only) and 66(1) (FPH only) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and the aims of para 135(c) and Section 16 of the NPPF and Policy HE1 of the North Hertfordshire Local Plan 2011-2031.

SHORT SUMMARY:

Impact on listed building's special character and its setting

The internal and external alterations will have a small impact upon the building's special character.

Harm, preserve or enhance.

The proposed extension and alterations will not harm the building's special character.

SITE CONTEXT:

Tudor House is grade II* listed (high value) and the list entry is given at the link below:

<https://historicengland.org.uk/listing/the-list/list-entry/1102430?section=official-list-entry>

An ancillary, detached dairy is located at the north corner of the house, and the list entry is also given at the link below:

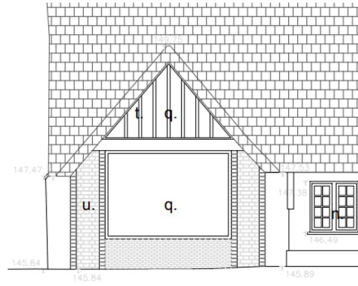
<https://historicengland.org.uk/listing/the-list/list-entry/1176732?section=official-list-entry>

Both buildings are Designated Heritage Assets for the purpose of applying the aims of Section of the NPPF and Policy HE1 of the North Hertfordshire Local Plan 2011-2031.

DETAILED ANALYSIS AND CONSIDERATIONS:

I previously gave detailed comments under ref: 25/01619/PREH and the case office can follow that process on that file.

The applicant's agent has presented several iterations throughout the pre-app process seeking to respond to both LPA and Historic England feedback. The first iteration was as follows:



The above was altered to the following:



I then comment as follows on the scheme below.

I note the few adjustments you have made:

- *NE elevation: Retention of the initial proposal with the herringbone filling under the extension kitchen facing the dairy.*
- *NW gable: Simplified to replicate the side elevation, with render on each side of the window and brick under the window. The beam section has been reduced, and a few lines have been removed.*
- *SW elevation to the patio: Reduced to a single white window.*

I have given this further consideration and to be honest, I am slightly surprised with the further changes made.

I considered the previous apex framing to be a more coherent approach to the gable end. Reducing the tie chord width, omitting a few verticals above this, and reducing the width of the remaining two verticals, essentially diminishes rather than enhances the contemporary take on a timber frame. Furthermore, whilst I am happy with the herringbone infill to the plinth on two elevations, I find the window reduction to a single casement on the patio side and with no central horizontal glazing bar to also be a little disappointing when considering where he had got to with the previous iteration.



Page 3 of the submitted Design, Access & Heritage Statement [DAHS] entitled 'Kitchen Refurbishment and Extension February 2026' it states:

The proposed works are intended to be conservation-led, enhancing the functionality of the space while remaining sensitive to the heritage character of the building. Installation of new flooring within the kitchen combined with under-floor heating; alterations to the rear elevation to improve garden access, including lowering of an existing window's sill to form a new glazed door providing direct access from the kitchen to the garden; construction of a new single-storey extension in the place of and following the structure of an existing 20th-century gable extension, comprising new glazing / window to each side.

On page 18 of this document, it says:

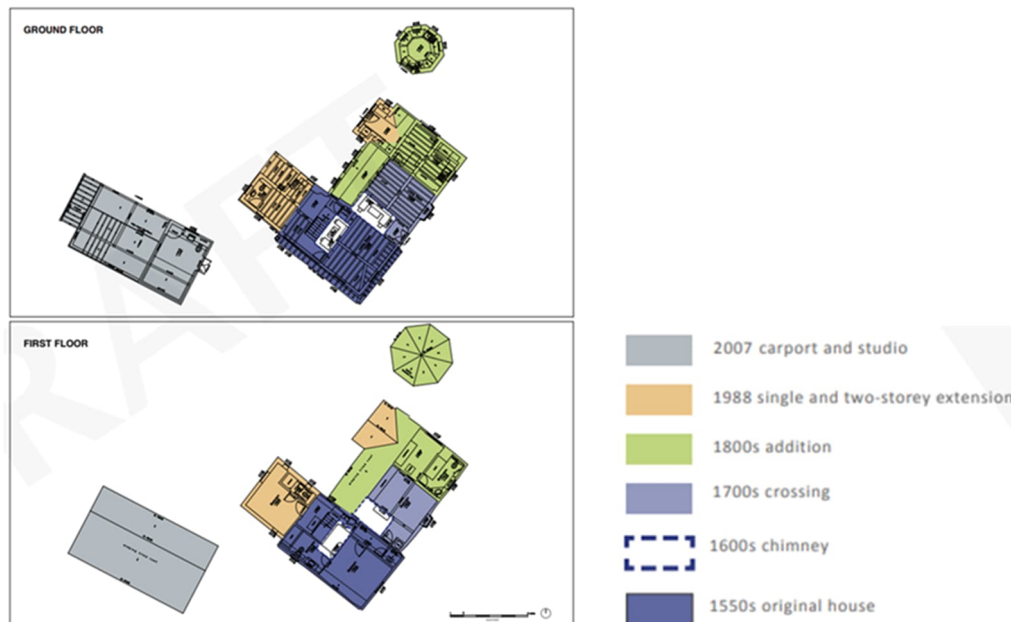
In addition to the 'aggrandisement' of the property from a compact agricultural hall house to a large country home, it is clear that the fabric of the property has been altered significantly over the last three centuries. The morphology, composition, and dimensions of the timber provide insight into the duration over which these alterations took place.

As evidenced by the planning records (LBC application 88/00756/1), a proposed development in 1988 involved an extension to Tudor House, including the construction of two-storey and single-storey extensions on the main west elevation of the house.

On the same page an image is provided of Tudor House in the 1980's before the 1988 consented scheme was implemented (below left) whilst the image at page 5 of this document (below right) shows the 1988 scheme as implemented.



Before commenting further, I note the chronology of built form provided at page 19 of the DAHS.



One could be mistaken for taking the view that the south-east facing elevation is the front elevation although facing onto private gardens but it is the north-west facing elevation that is presented to visitors when arriving on site so this should be regarded as the principal elevation. As an observation and considering the overall impact of the two-storey addition,

I am somewhat surprised that given the building's high value status (grade II*), that this addition was permitted.

Contrary to the larger addition, the single-storey addition built in the late 1980's is in my opinion, well-proportioned and politely executed and complements the host building. The rendered form complements other rendered finishes at ground floor and the amount glazing is not considered excessive. The small window in the image below positively addresses the extension's side elevation.



The key question is whether the proposal to extrude this single-storey element and alter its fenestration as indicated below would also complement the host building.

The roof light proposed in the north-east elevation at pre-app has been omitted and herringbone brickwork introduced under the window on this elevation. A similar brickwork panel is introduced under the gable end glazing whilst a glazing bar has been added to the south elevation window. On balance, the scheme has not significantly departed from the initial design concept at pre-app and whilst the applicant was encouraged to make some further changes at pre-app the current scheme should now be considered on its own merits.



Suggested conditions (LBC only)

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.

2. The development hereby permitted shall be carried out wholly in accordance with the details specified in the application and supporting approved documents and plans listed above.

Reason: To ensure the development is carried out in accordance with details which form the basis of this grant of permission.

3. The extension roof shall be covered with handmade clay tiles, details, or sample of which shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of that part of the development hereby approved. Thereafter the roof shall be implemented in accordance with the approved details or sample.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Policy HE1 of the North Hertfordshire Local Plan.

4. A lime-based mortar shall be used in the construction of the brick panels and details or sample of the brick type shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of that part of the development hereby approved. Thereafter the brickwork shall be implemented in accordance with the approved details or sample.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Policy HE1 of the North Hertfordshire Local Plan.

5. Full joinery details (including 1:1 scale section of glazing bars) of the window on the south elevation shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of that part of the development hereby approved. Thereafter the window shall be installed in accordance with the approved details.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Policy HE1 of the North Hertfordshire Local Plan.

6. The rainwater goods shall be metal or cast-iron effect unless otherwise agreed and approved in writing by the Local Planning Authority.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Policy HE1 of the North Hertfordshire Local Plan.

HERITAGE POLICY ASSESSMENT:

Planning (Listed Building and Conservation Areas) Act 1990:
Sections 16(2) (LBC only) and 66(1) (FPH only)

North Hertfordshire Local Plan 2011-2031:
Policy HE1

NPPF (December 2024):

The following paragraphs are relevant:

- **135 c)** (sympathetic to local character and history, including the surrounding built environment),
- **207** (local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting)
- **210** (desirability of new development making a positive contribution to local character and distinctiveness),
- **212** (great weight should be given to the asset's conservation),
- **213** (clear and convincing justification), and
- **215** (harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use).

CONCLUSION:

Great weight has been given to the asset's conservation (212, NPPF) and it is considered that the works will not occasion harm to the listed building's special character thereby satisfying the provisions of Section 16(2) 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. The proposal is considered

UNOBJECTIONABLE.



OFFICER: Mark Simmons

DATE: 02/04/2026