

DELEGATED FILE NOTE

CASE OFFICER: ...Henry Thomas.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/00510/LBC	Renovation and conversion of existing barn into habitable accommodation, to include insertion of windows to front and side elevations, insertion of two rooflights in rear elevation and repair or replace existing cart doors. Installation of mezzanine floor, and erection of single storey glazed extension to link to main dwelling, following part demolition of existing side store.	Rooks Nest Farm Rooks Nest Lane Therfield Hertfordshire SG8 9QX

Submitted Plan Nos

Location Plan 0450-BP-a 0450-1b 0450-2b 0450-3b

1.0 Policies

HE1	Designated heritage assets
SECN16	Conserve + enhance historic environment
SP13	Historic environment

2.0 **Relevant Site History**

2.1 Concurrent Listed Building Consent Application – 25/00509/FPH

2.2 11/01750/1HH - Renovation and conversion of existing barn to habitable area and erection of single storey link from main house

2.3 11/01751/1LB - Renovation and conversion of existing barn to habitable area. Insertion of new windows to front and side elevations and insertion of two rooflights to rear elevation. Installation of mezzanine floor and erection of single storey link from main house following part demolition of existing side store.

3.0 **Representations**

3.1 **Press, Site and Neighbour Notifications** – None received.

3.2 **NHC Conservation Officer** –

*With a slight adjustment to the gable end glazing it is considered that the proposal will not occasion harm to the significance of Rooks Nest Farmhouse or the nearby barn (both grade II) thus satisfying the provisions of Sections 16(2) (LBC only) and 66(1) (FPH only) of the Planning (LB & CA) Act 1990 and will accord with Section 16 of the Framework or Policy HE1 of the North Hertfordshire Local Plan 2011 – 2031. Consequently, I find the proposal **UNOBJECTIONABLE**.*

3.3 **Therfield Parish Council** – None received.

3.4 **North Herts Ecology** – No objection subject to condition.

4.0 **Planning Considerations**

4.1 Site and Surroundings

- 4.1.1 The application site consists of a Grade II Listed farmhouse and barn on the east side of Rooks Nest Lane. To the south lies the Rooks Nest Farm complex. The site is located outside the settlement boundary for Therfield and lies within the Rural Area Beyond the Green Belt. The dwelling and barn are set back from the highway behind a gated driveway. The entry for the buildings is as follows:

Farmhouse:

THERFIELD ROOKS NEST LANE TL 33 NW (East side) Dane End 4/126 Rooks Nest Farm House GV II House. Early C17, extended C18, altered C19. Timber frame on flint base, rendered. Tiled roof. 2 cell lobby entry with a wing added to rear left to form an L on plan. 2 storeys and attic. Ground floor: central entrance with bracketed hood, flanking C19 canted bays with sashes, tiled heads. First floor 2 flush frame horizontal sliding sashes. Central square ridge stack, rebuilt cap. Right end: ground floor entrance, first floor horizontal sliding sash. Left end: ground floor French windows, first floor sash and attic horizontal sliding sash, flush frames. C19 gabled entrance porch with side door where main range meets rear wing, flush frame sashes in rear wing. Rear gable end of wing has first floor and attic horizontal sliding sashes, exposed plates and purlins. Catslide roof over lean-to outshut on inner return with a stack, links to lean-to outshut to rear of main range, also with catslide roof. Interior: exposed framing, jowled posts, curved tension braces, stop chamfered ovolo moulded binding beam.

Barn:

THERFIELD ROOKS NEST LANE TL 33 NW (East side) Dane End 4/127 Barn about 5m E of Rooks Nest Farm House GV II Barn. C17 or C18. Timber frame on brick base, weatherboarded. Steeply pitched corrugated iron roof. 3 bays with single aisle. Central gabled midstreys projects to yard. Aisle to rear. Left end lean-to outshut.

4.2 Proposal

- 4.2.1 Renovation and conversion of existing barn into habitable accommodation, to include insertion of windows to front and side elevations, insertion of two rooflights in rear elevation and repair or replace existing cart doors. Installation of mezzanine floor, and erection of single storey glazed extension to link to main dwelling, following part demolition of existing side store.

4.3 Key Issues

- 4.3.1 The key issues for consideration is the impact that the proposed development would have on the special character, setting and significance of the listed building.
- 4.3.2 Comments were received from the Conservation Officer. These comments advised that the proposal is considered acceptable and would be unobjectionable. The conclusion of these comments was a No Objection subject to conditions being implemented.

- 4.3.3 There have not therefore been any objections raised by the Council's Conservation Officer, which is given significant weight. The impacts of the proposal on the character and appearance of the building and its significance as a designated heritage asset are considered acceptable.

4.4 **Conclusion**

- 4.4.1 It is considered that the proposal will not occasion harm to the listed building's special character, therefore, satisfies 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.

4.5 **Alternative Options**

- 4.5.1 N/A.

4.6 **Pre-Commencement Conditions**

- 4.6.1 N/A.

5.0 **Recommendation**

- 5.1 That Listed Building Consent be **GRANTED** subject to the following conditions:

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. Notwithstanding the approved drawings, where any original timber frame members are proposed to be replaced these shall be identified by photo and/or drawing and the extent of removal agreed in writing by the Local Planning Authority prior to the commencement of replacement framing. The works shall thereafter be undertaken 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 this grade II listed building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Policy HE1 of the Local Plan.

4. Details of the proposed reclaimed clay plain tiles for the barn roof shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the re-roofing. Thereafter, the roof shall be covered with the approved roof materials.

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

5. A 1:5 or 1:10 section detail of the lead roof /fascia to the flat roof link shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the 'link' roofing. Thereafter, the roof shall be implemented 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 this grade II listed building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Policy HE1 of the Local Plan.

6. Prior to the commencement of that part of the development hereby consented, details of all wall and roof insulation systems shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the insulation 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 this grade II listed building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Policy HE1 of the Local Plan.

7. The framing to all glazing shall be hardwood timber unless otherwise agreed and approved in writing by the Local Planning Authority. Furthermore, the external finish of this framing shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the external frame finish shall be implemented 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 this grade II listed building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Policy HE1 of the Local Plan.

8. Prior to their installation, details of the conservation roof lights shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the roof lights 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 this grade II listed building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Policy HE1 of the Local Plan.

9. New rainwater goods shall be black-painted cast-iron or aluminium or black 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 this grade II listed building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Policy HE1 of the Local Plan.

Signed  Anne McDonald	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 24 June 2025	