

DELEGATED FILE NOTE

CASE OFFICER: ...Mark Simmons.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/01028/LBC	Re-render and re-weatherboard works to South and West Elevation. Prior to timber frame repairs or replacement to South Elevation, remove render up to 1.2m from ground level and install footings to receive reinstated brick plinth. Remove remaining render from South Elevation, install insulation, apply wood fibre board then re-render with Limecote before decorating with Keim Soldalit mineral paint. For South Gable and West Elevation, remove weatherboarding, install insulation, repoint masonry and replace weatherboard with pre-painted softwood boards finished with Bedec Black Barn Paint. Remove tile pentice details over windows on rendered section of South Elevation before replacing in timber (as amplified by document entitled 'Youngloves Farmhouse South Elevation Timber Repairs' and photographs received with	Youngloves Farmhouse Southern Green Rushden Buntingford Hertfordshire SG9 0SP

email dated 03.07.2025).

Submitted Plan Nos

Location plan GAL421(WD)001 GAL 431 (WD) 002 F-01 South Elevation Timber Repairs

1.0 Policies

HE1 Designated heritage assets

SECN16 Conserve + enhance historic environment

2.0 Site History

2.1 The full planning history can be viewed on file and only a selection of applications is provided below:

92/00201/1LB - Single storey side extension to provide store/boiler room and enlargement of existing ground floor window on south elevation.
CON 13.04.1992

92/00284/1 - Single storey side extension to provide store / boiler room.
CP 30.04.1992

98/00485/1HH - Two storey rear extension.
CP 09.06.1998

98/00486/1LB - Two storey rear extension (as amplified by plan received 13.5.98)
CON 09.06.1998

24/01123/LBC – Remove existing render to East Gable prior to timber frame repairs or replacement, installation of insulation, wood fibre board and re-render with Limecote. Extend window sills prior to redecoration (as amplified by side elevation drawing no. GAL 421 (PC) 100 and survey/method statement received on 04/07/2024).

CCON 22.07.2024

24/01527/LBC - Remove existing render to North Gable prior to timber frame repairs or replacement, remove existing concrete plinth and reinstate brick plinth, installation of insulation, woodfibre board and re-render with limecote. Extend window sills prior to redecoration (as amplified by Survey and Method Statement received on 29.07.2024, drawing no. 15007-S-01 Remedial Plinth Sketch (1) received on 16.08.2024 and Proposed Section Sketch 01 received on 20.08.2024).

CCON 29.08.2024

3.0 **Policies**

3.1 Policy HE1 of the North Hertfordshire Local Plan 2011 – 2031 is relevant as are the following paragraphs of Section 16 of the National Planning Policy Framework (Dec 2024):

- ☐ **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*).

4.0 **Representations**

4.1 **Rushden and Wallington Parish Council** – No comment received. However, this is a similar proposal to that considered under refs: 24/01123/LBC & 24/01527/LBC and with respect to the former, the Parish Council responded saying:

The proposal was discussed at an Extraordinary Parish Council Meeting on the 13th June 2024. No objections have brought to the attention of the Parish Council by members of the public. The Parish Council consider that the overall proposed repairs are acceptable, and therefore has no objection to the application.

Press & site notices – No comments received.

5.0 **Planning Considerations**

5.1 **Site & Surroundings**

5.1.1 Youngloves is grade II listed and is located within the Southern Green Conservation Area. Both the building and the area are Designated Heritage Asset for the purpose of applying the aims of the NPPF. The list entry reads as follows:

House. C16, extended C17 and C18. Timber frame with some red brick, largely roughcast. Tiled roofs. Originally an open hall of 2 unequal bays. 1 bay added to right in C17. C18 blocks added at right angles to rear right and front left. Entrance in right bay of original open hall with raking tiled hood over porch, ground floor flanking 3 light flush frame casements, leaded lights. Flanking entrance bay two 3 light gabled dormers with leaded lights. Right gable end on C17 bay has a 2-light casement. C18 block to rear right has a taller ridge, larger leaded 2 light casements. Red brick ridge stack, originally external on C17 bay. At left end projecting forward second C18 block has an entrance on inner elevation with a raking tiled hood, first floor 3 light casement, ground floor left red brick to gable end which is brick to end stack with a projecting oven, part weatherboarded. Left return red brick and weatherboarded. To rear lean-to additions and a C19 stack. Interior: cambered tie beams, clasped purlin roof. (RCHM Typescript).

5.2 Proposal

- 5.2.1 The proposal is ***'Re-render and re-weatherboard works to South and West Elevation. Prior to timber frame repairs or replacement to South Elevation, remove render up to 1.2m from ground level and install footings to receive reinstated brick plinth. Remove remaining render from South Elevation, install insulation, apply wood fibre board then re-render with Limecote before decorating with Keim Soldalit mineral paint. For South Gable and West Elevation, remove weatherboarding, install insulation, repoint masonry and replace weatherboard with pre-painted softwood boards finished with Bedec Black Barn Paint. Remove tile pentice details over windows on rendered section of South Elevation before replacing in timber (as amplified by document entitled 'Youngloves Farmhouse South Elevation Timber Repairs' and photographs received with email dated 03.07.2025).'***

5.3 Key Issues

- 5.3.1 The key issue here is to consider the impact of the proposal on the listed building and the character and appearance of the Southern Green Conservation Area. With reference to Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990, the following should be noted: "In considering whether to grant listed building consent for any works the local planning authority or the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special interest or historic interest which it possesses".

- 5.3.2 The following details have been received in support of this application:

- ☐ *Design and Access Statement received 15.04.2025*
- ☐ *Survey and Method Statement received on 15.04.2025,*
- ☐ *15007-F-01 Proposed Plinth Remedial Layout and Details received 15.04.2025*
- ☐ *GAL421(WD)001 Existing Elevations Plan received 15.04.2025*
- ☐ *Proposed Section Sketch 01 received on 12.05.2025.*
- ☐ *Image of window plinth - Tile Pentice detail with rough cast render and Timber Pentice detail received 12.05.2025*
- ☐ *GAL 431 (WD) 002 - Proposed Elevations received 13.05.2025*

- 5.3.3 Under ref: 24/01123/LBC, consent was granted to introduce 60mm woodfibre board with 15mm render once the existing cement render had been removed. When on site on 20 August 2024 to discuss the details received 16 August 2024 in terms of the brick plinth, it was realised that the external wall build-up would be significant and would result not

only in a relatively deep overhang at plinth level but would also impact quite significantly on window openings, corner finishes and the transition in the depth of the wall finish above pentice board level. Consequently, a 40mm woodfibre board was proposed and although performing less well in terms of U-values, resulted in a better detail overall and has been used in relation to works under refs: 24/01123/LBC and 24/01527/LBC.

5.3.4 The Survey and Method Statement ('SMS') dated 10th April 2025 states:

The repairs are proposed to be carried out on the following on the South and West Elevation and include the following:

- a. *Removal of Concrete Render*
- b. *Inspection of exposed timber and if required repair of sole plate, posts and studs*
- c. *Rebuild of plinth in either existing bricks, reclaim bricks or new bricks with sympathetic reclaim finish*
- d. *Inspection of existing windows, and if deemed necessary repair of timer frames and leaded lights.*
- e. *Removal and replacement of weatherboard*
- f. *Various repointing of brickwork and replacement of bricks*

5.3.5 It is noted at 2.1 of the SMS that:

- a. *A survey appears to show significant decay in the sole plate*
- b. *Other timbers cannot be inspected until the concrete render has been removed.*
- c. *Weatherboard on the West Elevation is decayed and requires replacement*

5.3.6 At 3.1 and 3.2 of the SMS, the works to the South and West Elevations respectively are set out. Following a telephone conversation between the Senior Conservation Officer and Josh Cook on 3rd July 2025 and followed up with the submission of additional information the same day, it is understood that there is a double sole plate to the south elevation and that only the section to the right-hand side of the front door is intended to be replaced together with three studs closest to the right corner of the south elevation and two smaller studs under the right-hand window. The frame to the left-hand side of the front door is to remain in-situ.

5.4 **Alternative Options**

5.4.1 None applicable.

5.5 **Pre-Commencement Conditions**

5.5.1 None applicable.

5.6 **Conclusion**

5.6.1 The extent of work is considered well-justified and will not occasion harm to the listed building's special character or the character or appearance of the Southern Green Conservation Area. Consequently, the proposal will satisfy 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, and is, therefore, **UNOBJECTIONABLE**.

6.0 **Recommendation**

6.1 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 South Elevation together with the East Elevation of the West Wing shall be re-rendered using a lime render with a smooth, wood-float finish 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 grade II listed building under Section 16(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Policy HE1 of the North Hertfordshire Local Plan 2011-2031.

Signed  Anne McDonald	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 4 July 2025	