

DELEGATED FILE NOTE

CASE OFFICER: ...Andrew Hunter.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/01275/LBC	Replacement front rear and side dormer windows with gable roof above (as amendment to listed building consent 25/00106/LBC granted on 22.04.2025).	Walnut Tree Farm Luffenhall Luffenhall Stevenage Hertfordshire SG2 7PX

Submitted Plan Nos

20919-P002-A 20919-P004-A 20919-S001 20919-S002

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

2.0 **Relevant Site History**

- 2.1 25/00106/LBC - Replacement front rear and side dormer windows with pitched roofs above – Approved 22/04/25.
- 2.2 25/00105/FPH - Replacement front rear and side dormer windows with pitched roofs above - Approved 22/04/25.
- 2.3 24/01237/LBC - Replace 20no. windows (18no. single-glazed and 2no. double-glazed - W6 & W7) with 4:4:4 double-glazed, hardwood framed windows – Approved 25/09/24.
- 2.4 24/01063/LBC - Remove existing cementitious render followed by applying a lime based render onto wood fibre board with an embedded fibre mesh – Approved 23/07/24.
- 2.5 22/01721/LBC - Single storey rear extension together with internal and external alterations to farmhouse. Internal and external alterations to curtilage-listed outbuilding including replacing existing corrugated roof sheeting with natural slates, replacement windows and new boarded entrance door (as amended by plans received on 15/03/23 and 17/03/23) – Approved 21/03/23.
- 2.6 22/01720/FPH - Single storey rear extension together with internal and external alterations to farmhouse. Internal and external alterations to curtilage-listed outbuilding including replacing existing corrugated roof sheeting with natural slates, replacement windows and new boarded entrance door (as amended by plans received on 15/03/23 and 17/03/23) - Approved 21/03/23.

3.0 **Representations**

- 3.1 **Conservation Officer** – No objections.

4.0 **Planning Considerations**

- 4.1 **Site and Surroundings**

- 4.1.1 The site is a 2 storey detached farmhouse dwelling with a pitched roof that is Grade II listed. The site is in rural countryside, with agricultural buildings and a small number of dwellings nearby. The site is in the Rural Area Beyond the Green Belt.

4.2 **Proposal**

- 4.2.1 The replacement of six front and rear dormer windows with flat roofs with six new dormer windows with pitched roofs. The proposal also seeks to amend previous consent 25/00106/LBC by changing the hipped roofs of the dormers to gable roofs.
- 4.2.2 The application was accompanied by parallel application 25/01274/NMA.

4.3 **Key Issues**

- 4.3.1 The key material considerations are whether the proposal is acceptable on heritage grounds regarding its impacts on the significance of the listed building as a designated heritage asset. This is set out in Section 16 (2) of the Planning (Listed Buildings and Conservation Areas) Act 1990.
- 4.3.2 The proposed works are overall considered to be of a small scale, with no harmful impacts to the fabric of the building as the existing dormers are not historic fabric. The pitched roof designs of the dormers are considered acceptable. On the basis of the comments from the Conservation Officer, the proposed works are considered sympathetic to the special significance and character of the listed building.
- 4.3.3 It is not considered that the application harms the significance of the designated heritage asset the subject of this application. The impacts of the proposal on the character and appearance of the building and its significance as a designated heritage asset are therefore considered acceptable. The proposal complies with Policies SP13 and HE1 of the Local Plan, and Section 16 of the NPPF.

4.4 **Conclusion**

- 4.4.1 The proposed works are therefore considered to preserve the significance of the listed building as a designated heritage asset.

5.0 **Recommendation**

- 5.1 To **GRANT** listed building consent 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. Details and/or samples of materials to be used for the works, hereby granted consent, shall be submitted to and agreed, in writing, by the Local Planning Authority before any works are commenced.

Reason: To safeguard the character and appearance of the listed building to which this consent relates and to comply with Policies SP13 and HE1 of the North Hertfordshire Local Plan 2011 to 2031.

3. Full joinery details of the proposed new timber windows to a metric scale and 1:1 scale drawings of the proposed glazing bars hereby granted consent, shall be submitted to and agreed, in writing, by the Local Planning Authority before any works are commenced/prior to manufacturing of the doors.

Reason: To safeguard the character and appearance of the listed building to which this consent relates and to comply with Policies SP13 and HE1 of the North Hertfordshire Local Plan 2011 to 2031.

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