

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
26/00708/LBC	Removal of expanded metal lath and cement render and its replacement with vapour open materials. Remove timber panels in the Living Room to allow a full structural assessment of the brickwork behind prior to reinstatement.	Manor Farm Church Lane Graveley Hitchin Hertfordshire SG4 7BN

Submitted Plan Nos

Location Plan 2543 KPT 350 Render replacement and panel removal

1.0 Policies

HE1 Designated heritage assets

SECN16 Conserve + enhance historic environment

2.0 Site History

2.1 The most recent planning history:

25/02750/LBC: Installation of 1no. door and window (Utility Room) to East Elevation to regularise Listed Building Consent 24/02342/LBC granted on 08.05.2025 and replacement of 2no. standard double-glaze timber windows (windows 12 and 18) with slimline double-glazed timber windows. Approved

25/02746/DOC: Details reserved by Condition 6 (South Elevation Windows) of listed building consent reference 24/02342/LBC granted on 08.05.2025. Approved

24/02117/FPH: Single storey rear extension and alterations to fenestration. Erection of rear outbuilding to facilitate golf simulator/gym/office with associated decking; erection of greenhouse/store following demolition of existing outbuilding. Installation of front entrance gate to driveway (as amended by drawings 10110 P05, 10350 P01 _ 10111 P05) Approved

24/02342/LBC: Single storey rear extension and internal and external alterations (as amended by drawing nos. 10110 P05, 10350 P01, 10111 P05) Approved

22/00683/FPH |Single storey side extension (as amended by drawing nos. P001 Rev P1; -002 Rev P1; --003 Rev P1; -004 Rev P1; -005 Rev P1; and -006 Rev P1 received on 08.09.2022 and 12.09.22) Approved

22/00687/LBC Single storey side extension. Internal and external alterations (as amended by drawing nos. P001 Rev P1; -002 Rev P1; --003 Rev P1; -004 Rev P1; -005 Rev P1; and -006 Rev P1 received on 08/09/2022 and 12.09.22). Approved

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 **Graveley Parish Council** – No comment.

Press & site notices – No comments received.

5.0 **Planning Considerations**

5.1 **Site and Surroundings**

5.1.1 Manor Farm is located to the north Stevenage and within the Hamlet of Chesfield, west of Graveley village.

The link to the list entry is copied below.

[Manor Farmhouse, Graveley - 1102563 | Historic England](#)

The ownership is separate from the once associated agricultural building, which now serve as a mixture of uses, including domestic and equine. The Farmhouse sits to the south of these buildings. To the east is the ruined remains of Chesfield Church, Grade II* St Etheldreda, which is also a Schedule Monument.

Access is gained by a private driveway off Back Lane, approaching the property from the northeast. The house is located centrally within the site boundary with a Kitchen garden to the southwest and gardens with lawns to the south and west. There is a C20th single garage to the north of the house which attaches to the boundary wall. The wall itself is Grade II listed. The proposed works are pertinent to the main house only.

5.2 **Proposal**

5.2.1 The application is described as:

- Careful removal of internal timber panelling for urgent structural inspection and associated repairs.
- Careful removal of existing render to the north range and replacing with vapour open products

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.

5.3.2 The proposed removal of the internal panelling to facilitate a structural inspection as detailed in the application is supported. The Heritage Statement (HS) submitted states that there is an array of panelling which derive from different dates with the lower panel of the north wall dating from C20.

If from these works, it is deemed necessary to take on structural work the proposed methods as stated in the HS are considered a suitable and supportable conservation approach and there are no objections.

- 5.3.3 The removal of the external render to the north range which currently consists of cement render and causing moisture to be trapped between the render and the timber frame which is causing damage is supported. If during the works any historic infill is discovered it will be retained.
The proposed method and materials are considered to be supportable and good conservation led repairs.

10. Table of Proposals / Impact:

	Proposal	Significance of affected fabric	Impact	Reasoning / mitigation /recording
1.	Remove EML and cement render to north range and installation of vapour open materials	Low	Positive	The cementitious material is causing moisture build up in the historic frame. Its removal and the following reinstatement of vapour open materials is necessary to protect the building.
2.	Removal of modern and historic internal timber panelling to facilitate structural assessment to historic brickwork and any suitable repairs using stainless steel helifix bars and lime mortar	Low	Neutral	The panelling of this room is believed to be a C20th intervention, although in some areas the fabric is older than this. There is no evidence that any of the historic panelling was relocated from elsewhere within the building and may have been acquired to decorate the room to the taste of a previous owner. The removal of the panels has been proven to be possible without causing damage to the panels. Their removal will allow a full structural assessment of the fabric which is necessary given the finding elsewhere within the building

5.3.4 Impact on the listed building

- 5.3.5 As set out in the table above which is part of the submitted HS there is no harm caused to the significance of the listed building.

- 5.3.6 It is agreed that the work is deemed necessary to ensure the integrity of the listed building and would result in a positive outcome if carried out as per method and materials stated.

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 not occasion harm to the listed building's special character or harm the character or appearance of the Kimpton Conservation Area. 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: 21 May 2026	