

DELEGATED FILE NOTE

CASE OFFICER: ...Vicki Wood.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/00428/LBC	Erection of porch canopy and metal railings to entrance steps (as amended by plans received on 24/04/2025).	Gannock Green Farm House Gannock Green Gannock Road Sandon Buntingford Hertfordshire SG9 0RH

Submitted Plan Nos

2420.18A 2420.17 2420.02 2420.12 2420.11 2420.05

1.0 Policies

1.1. National Planning Policy Framework (2021)

Section 16 – Conserving and enhancing the historic environment

1.2. North Hertfordshire Local Plan (2011-2031)

Strategic Policy

Policy SP13 Historic Environment

Development Management Policy

Policy HE1 Designated Heritage Assets

2.0 **Relevant Site History**

2.1. Concurrent Householder Planning Application – 25/00428/FPH.

2.2 25/00430/FPH - Erection of detached two bay cart lodge. Decision Pending.

3.0 **Representations**

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

3.2 **Sandon Parish Council** – No objection.

3.3 **NHC Conservation** – Unobjectionable.

3.4 **NHC Ecology** – No objection received for concurrent FPH application.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 Gannock Green Farm is a large, detached Grade II listed dwellinghouse which has been altered and extended over both the 18th and 19th centuries. Various outbuildings exist that would have formed part of the farmstead and which are also listed having since been converted into residential use with their own individual curtilage.

4.1.2 The location of the site is situated on a rural road that runs between the A505 Royston to Baldock road, and the A10 at Buckland.

4.1.3 The building is described in the Historic England list entry as:

Large house. C16 origins. Remodelled early C18. Extended and altered C19. Red brick with some timber framing probable, all roughcast. Machine tiled hipped roof. Originally an L-shaped plan perhaps reflecting an earlier hall and cross wing, additions in angle of L to form a square block. 2 storeys and attics. 3 broadly spaced bays to front. Central entrance, 2/3 glazed and 1/3 panelled door, recessed with early C19 surround, pilastered jambs, dentils to shallow pediment all in a C20 gabled porch. High plinth, 2 plat bands. Ground floor: 2 tripartite glazing bar sashes in reveals, first floor central glazing bar sash, flanking tripartite sashes. Boxed eaves. Central gabled dormer. Left gable end C18 red brick stack. Plinth and plat bands continue on left end with 2 small sashes. Roof hipped to right return, 2 broadly spaced bays. C19 gault brick ground floor canted bay windows with slate roofs. First floor flush frame tripartite sashes. On ridge to centre is a large C16 axial stack with 6 conjoined octagonal flues. Roof hipped to rear with ground floor French windows. To rear inside angle of L are C19 lower 2 storey gault brick and knapped flint additions, a hipped wing to rear and a gable end to left with kitchen entrance. Interior: early C18 staircase with alternate fluted column and vase balusters, fluted newel posts, moulded handrail.

4.2 **Proposal**

- 4.2.1 The application seeks listed building consent for the erection of porch canopy and metal railings to entrance steps (as amended by plans received on 24/04/2025).
- 4.2.2 The application has been amended following a recommended revision to the proposed design of the porch.
- 4.2.3 An amended Design, Access and Heritage Statement (DAHS) has been submitted in support of the application.

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.

4.4 **Design and Appearance**

- 4.4.1 There is no heritage objection to the proposed development based on the fact that there would be no heritage harm to the listed building. The scale and design of the development is minor, and I am satisfied that the traditional design of the porch canopy and metal railings to the entrance steps is considered sympathetic to the historic dwelling. I am therefore satisfied that the proposal complies with Policy HE1 of the Local Plan and Section 16 of the NPPF.

4.5 **Conclusion**

- 4.5.1 It is considered that the proposal would not occasion harm to this grade II listed building. I, therefore, view the development as **UNOBJECTIONABLE** on the basis that the proposal would satisfy the provisions of Sections 16(2) & 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and as supported by the aims of Section 16 of the NPPF and Policy HE1 of the Local Plan.

4.6 **Alternative Options**

- 4.6.1 N/A

4.7 **Pre-Commencement Conditions**

- 4.7.1 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.

Proactive Statement:

Planning permission has been granted for this proposal. The Council acted proactively through positive engagement with the applicant during the determination process which led to improvements to the scheme. The Council has therefore acted proactively in line with the requirements of the Framework (paragraph 38) and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015.

Signed  Shaun Greaves Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 29 April 2025	