

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
26/01876/LBC	Internal alterations and reinstatement works (ground floor only).	Manor Farm Church Lane Graveley Hitchin Hertfordshire SG4 7BN

Submitted Plan Nos

2543/WD/000 2543/WD/360

1.0 Policies

HE1 Designated heritage assets

2.0 Site History

2.1 Although not the most recent planning history the following is most relevant:

00/01123/1LB – Demolition and reconstruction of two walls. Construction on new outbuildings, repairs to wall and demolition of shed

3.0 Policies

3.1 Section 20: Conserving and enhancing the historic environment of the National Planning Policy Framework (August 2026). Relevant paragraph numbers at Section 20 are as follows: HE4, HE5 and HE6.

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 of Stevenage and within the Hamlet of Chesfield, west of Graveley village.

The building is Grade II listed and the listed description is copied below.

GRAVELEY CHESFIELD TL 22 NW 4/1 Manor Farmhouse 27.5.68 (formerly listed as Chesfield Manor Farmhouse) GV II Manor house, now a farmhouse. C17, part demolished and remainder converted to a farmhouse in c.1770s, renovated and rear extensions C19. W wing timber frame, now with roughcast on 1st floor on N and E, exposed timbers on W side with brick infill, red brick ground floor casing on S and SW to match red brick of south wing. Steep old red tile hipped roofs. A 2-storeys and attics house facing S with a long 2-storeys W wing joined to its NW corner and linked only by a single storey lean-to. The S wing has a 2-rooms, end chimneys, single-room-depth plan with an older very large projecting rearwall chimney to the W room and a large rear stair tower adjoining it on E. Entrance now by a gabled C19 low porch in the NW angle of the stair tower and the S wing. W wing has a large internal chimney a third from the N end a 3-cells plan later adapted to service rooms. S front has 2 windows to each floor. 3-lights casement windows on ground floor, 2-lights on 1st floor, and

segmental arched heads on both floors. Sash windows to E end, stair tower, and C19 extension at rear. Near S end of W side of W wing is a 5-lights original moulded oak mullioned window on the ground floor. 3 tall diagonal shafts to rearwall chimney of S wing. Interior of W room of this wing said to have oak panelling. Stair of dog-leg plan, oak with square newels, moulded caps, and turned balusters. (RCHM (1911)93: VCH (1912)86: Pevsner (1977)149: RCHM Typescript). Listing NGR: TL2470027954.

The following extract from the submitted Heritage Statement provides useful background information.

“Understanding Manor Farm and the evolution of the Site.

Manor Farm is a Grade II Listed home which has undergone a series of extensions, demolitions and alterations over successive generations of use. Its timber frame construction sits over 4- storeys with Cellar, Ground, First and Attic storeys within the principle south range; and Ground and First floors to the rear wing, which was assumed to be the service wing. Each wing has a staircase, with the historic stair tower still in use to the main range. This has remains of unglazed timber mullion windows which date the building to the early part of the C16th rather than the later dating in the listing. Much of the south range has been brick clad and remodeled in the mid Georgian period. This was when main hearth was first reduced on the ground floor, the ground floor Hall divided, the east bay extended towards the ruined church with a new chimney on this elevation. It appears the main hearth was again reduced, likely in the Victorian period, before being finally bricked up completely, and the west fireplaces added c.1900. The rear part of the north wing has more of an Edwardian aesthetic, although there is evidence that parts of this wing is late C16th / early C17th. The ground floor main hearth appears very much like a Georgian Kitchen hearth, although there are clear historic alterations in the north face of this chimney. Above the Kitchen, a Victorian hearth was assumed inserted, but works on failed plaster has shown that the fireplace had be made, not from inserting it into the historic flue rising from the ground floor, but from a reduced C16th/ early C17th flat arched hearth. The end bay of this north wing is definitely a later extension, initially single storey, and then the 1st floor added in the late Victorian, early Edwardian period. The hipped roofs are clad in plain clay tiles. Most of the windows are replacement painted softwood timber, although there are older sashes, and two phases of mullioned windows survive; The layout is complicated and reflects the evolving uses of the building, from Manor, to Farmhouse, split residences and part agricultural use. The listing refers to the building as ‘part demolished’. Due to the unusual arrangement of the two wings, and that they appear to be (at least in part) from a similar period, the assumption is that the demolished area would be west of the front range and south of the north range; ie where the approved extension is located. It is noted that the floor structure to the 1st floor of the Main Range is unusual. It appears to have two floor build-ups. The upper one carries the floor to the 1st floor, and the lower one the lath and plaster ceiling to the ground floor rooms”.

5.2 **Proposal**

5.2.1 The Proposals comprise the following:

- Moisture management within the building – replacing earlier ‘repairs’ with more suitable materials.
- Fabric repairs – embedded timbers within masonry wall.
- Repair and alteration of dividing wall in the Main Range to fully reinstate Historic Stair Tower entrance to main range.
- Increase ventilation and insulate under west bay floor, level floors in both bays.
- Reinstall the original hearth to the West Bay and repair structural failure of brickwork and replace the reused Bressummer Beam. Install traditional style log burner to service both Snug and Living Room.
- Repairs to brickwork of the East Fireplace and installation of a Log Burner

- West Fireplace to service approved extension only.
- East and West Bay ceiling joists to be repaired and left exposed between infill of lime plaster on savolit board.

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.

Impact on the listed building

- 5.3.2 A useful table (Table 9) has been provided within the Heritage Statement which details the proposed interventions, significance of associated fabric and the impact these interventions will have.
- 5.3.3 This has been assessed and although there is one intervention which affects historic fabric of high significance namely the original fireplace the impact is deemed positive as it will ensure structural integrity of that fireplace and the proposed reuse of historic materials within other rooms of the farmhouse is considered positive and therefore there is no harm.
- 5.3.4 All other interventions listed on the table are considered to be supportable and range for neutral to positive impacts.
- 5.3.5 Therefore is considered that the proposals are compliant with sections HE4 to HE6 in so much as identifying levels of significance and securing the conservations of heritage assets due to the positive outcomes.

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. 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 20 of the NPPF (August 2026) 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 <i>S. Kasparian</i> Sarah Kasparian	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 29 September 2026	