

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
26/01836/LBC	Strip tiles from existing front roof slope, felt and batten and lay new weathered clay tiles.	The Cottage Rectory End Church Lane Graveley Hitchin Hertfordshire SG4 7LU

Submitted Plan Nos

Location plan Roof elevations

HE1 Designated heritage assets

SECN20 Conserving+enhancing historic environmnt

2.0 **Site History**

2.1 The most recent planning history:

01/01507/1LB - Internal first floor alterations

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 The Cottage Church Lane is listed Grade II and located in Graveley Conservation Area. The listed description is copied below.

GRAVELEY CHURCH LANE TL 2327 (North side) Rectory End

13/9 The Cottage - GV II

House. C17, N part late C20. Timber frame on high stuccoed sill, frame exposed on front with roughcast panels between. S gable dark weatherboarded. Steep old red tile roof. N part carefully matched. A long 2-storeys house on roadside facing W. Older S part has 5 windows on 1st floor and corresponding windows on ground floor but entrance under. 4th window from S end. 6-panels fielded door. Flush casement windows. Former N gable chimney with 2 diagonal shafts enclosed in N extension which has 3 windows to each floor. Wide eaves overhang continuous along front.

Listing NGR: TL2366927887

5.2 **Proposal**

5.2.1 The application is described as:

Strip tiles from existing front roof slope, felt and batten and lay new weathered clay tiles.

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 and upon the Graveley Conservation Area.

5.3.2 The proposal seeks to after inspecting felt and batten to replace all of the existing roof tiles on the front elevation (facing church Lane) with weather clay tiles.

5.3.3 A photo of the proposed tiles is copied below Tile : Phalempin WEATHERED



Impact on the listed building

5.3.5 The proposal is considered to be supportable as the proposed roof tiles are sympathetic to the listed building and the character and appearance of the Graveley Conservation Area.

It will fulfil the requirements of policy HE4 to HE6 of the NPPF Section August 2026 and therefore there is no harm.

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 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  Sarah Kasparian Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 29 September 2026	

