

DELEGATED FILE NOTE

CASE OFFICER: ...Mark Simmons.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/00429/LBC	Alterations to utility/boot room including replacement fenestrations, stable door, roof hip tiles to lead rolls and insertion of one conservation rooflight.	Gannock Green Farm House Gannock Green Gannock Road Sandon Buntingford Hertfordshire SG9 0RH

Submitted Plan Nos

2420.12 2420.11 2420.07 2420.06 2420.01

HE1 Designated heritage assets

SECN16 Conserve + enhance historic environment

2.0 Site History

2.1 Please see file for full planning history but the following is the most relevant:

10/03003/1LB - Retrospective application for insertion of a serving hatch between the dining room and kitchen, removal of a modern (plasterboard) ceiling and reinstatement of a new ceiling at higher level in the family/breakfast room and insertion of a new opening and door between the bathroom and bedroom at first floor.
CON 27.01.2011

12/01554/1LB - Enlarging of ground floor french doors; insertion of new first floor window; addition of ensuite to second floor including new door opening; removal of lath and plaster on second floor and insertion of two new windows.
CCON 20.09.2012

13/00989/1HH - Single storey rear extension.
CP 08.07.2013

13/00990/1LB - Single storey rear extension with alterations including opening up between kitchen and extension, enlarging french door opening from existing lean-to and repositioning existing first floor bathroom window. Insertion of two rooflights into existing lean-to roof.
CCON 08.07.2013

3.0 Policies

3.1 Policy HE1 of the North Hertfordshire Local Plan 2011 – 2031 is relevant as are the following paragraphs of Section 16 of the National Planning Policy Framework (Dec 2024):

- ☐ **135 c)** (*sympathetic to local character and history, including the surrounding built environment*),
- ☐ **207** (*local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting*)
- ☐ **210** (*desirability of new development making a positive contribution to local character and distinctiveness*),
- ☐ **212** (*great weight should be given to the asset's conservation*),
- ☐ **213** (*clear and convincing justification*), and
- ☐ **215** (*harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use*).

4.0 Representations

- 4.1 **Sandon Parish Council – No objections.**

Press and site notices – No comments received.

5.0 **Planning Considerations**

5.1 **Site & Surroundings**

- 5.1.1 Gannock Green Farmhouse is grade II listed and is situated on a rural road that runs between the A505 Royston to Baldock road, and the A10 at Buckland. The list entry reads as follows:

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.

5.2 **Proposal**

- 5.2.1 The proposal is described as '**Alterations to utility/boot room including replacement fenestrations, stable door, roof hip tiles to lead rolls and insertion of one conservation rooflight**'.

5.3 **Key Issues**

- 5.3.1 The key issue is to consider the proposal in terms of the impact upon the special character of this grade II listed building.

- 5.3.2 The following is noted in the submitted Design & Access and Heritage Statements [DAHS]:

1) Replace the utility/boot room glazing and joinery utilising more appropriate joinery sections and slim double glazing.

The first part of the proposal is to replace all of the glazing and joinery which surrounds the utility/boot room wing. As identified above, this is a 20th Century addition, and the current windows and joinery appear to date from the 1980s. The casements have a stormproof style detail with the casements projecting beyond the frames. The windows are all single glazed but are beginning to fail in places due to rot having set in.

The existing windows are not historic and are replacements within a 20th century addition. Their replacement will not affect the significance of the listed building. As such, it is proposed to use slim double glazing in the replacement windows with flush casements and reduced glazing bar numbers to provide better proportions.

2) Add a rooflight above the boot room rear entrance to get more natural light into the ground floor wc which is an internal room making use of borrowed light.

The existing ground floor wc is an internal room which has an internal sash window (original 19th Century external window) that provides borrowed light from the utility boot room. It is proposed to insert a flush conservation rooflight above this window to increase the natural light in the ground floor wc.

The rooflight will require a small amount of ceiling and rafters to be removed but the ceiling is plasterboard and the rafters date from the 20th Century. There is nothing special or significant about the fabric that is proposed to be removed.

3) Line the inside of the existing plinth beneath the glazing with an insulating thermal board.

The existing plinths below the glazing appear to be cavity masonry with maybe a 50mm cavity width. When the glazing is removed it may be possible to fill the cavity with insulation if it is not already. In addition, it is proposed to add 30mm Gyproc Thermaline Basic to the face of the inner leaf to help improve the thermal performance. Together with the slim double glazing, this will greatly improve the heat loss in this area.

4) Remove the inappropriate and clunky concrete hip tiles and replace them with lead rolls

to match those used on the 2013 extension.

The existing roof hips have clunky concrete hip tiles which are too big for the size of the roof. It is proposed to remove these and add back traditional lead rolls to match those used on the 2013 single storey rear extension. The slates will remain as existing.

5) Replace the inappropriate stable door

The existing stable door is not particularly practical, is draughty and is not in keeping with the nearby external doors at the rear. It is proposed to replace the stable door with a glazed door with a timber bottom panel which will be similar in style to the other external doors.

- 5.3.3 Under the section entitled 'Significance and impact on the Listed building' in the submitted DAHS it is a fair statement that the proposals affect existing fabric which is all of relatively low significance and I concur with the comment that "*The impact on the listed building will be minimal with the end result being more appropriate flush casement windows with better proportioned glazing panes that relate well to the surrounding sash windows*". Normally, it would be appropriate to consider imposing a condition covering joinery details, however, drawing no. 2420.07 entitled 'Utility room joinery' is well-detailed and a condition is deemed unnecessary. Although the roof light under point 2 above appears a little incongruous on elevation, it is considered that no harm is attached to this aspect of the scheme, therefore is unobjectionable.

5.4 Conclusion

- 5.4.1 It is considered that the proposal will not harm the listed building's special character, thus, satisfying the provisions of Section 16(2) 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.

5.5 Alternative Options

- 5.5.1 Non-applicable.

5.6 Pre-Commencement Conditions

5.6.1 Non-applicable.

6.0 **Recommendation**

6.1 That Listed Building Consent be **GRANTED** subject to the following condition:

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  Shaun Greaves Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 23 April 2025	