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| <b>DELEGATED FILE NOTE</b> |
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**CASE OFFICER:** ...Mark Simmons.....

| <b>APPLICATION<br/>REFERENCE</b> | <b>BRIEF DESCRIPTION OF<br/>DEVELOPMENT</b> | <b>APPLICATION SITE</b>                                                         |
|----------------------------------|---------------------------------------------|---------------------------------------------------------------------------------|
| 25/00590/LBC                     | Replacement fire surround                   | Whites Farm<br>Bell Lane<br>Nuthampstead<br>Royston<br>Hertfordshire<br>SG8 8ND |

**Submitted Plan Nos**

Location Plan   Site plan   Existing plan   Proposed plan

**1.0   Policies**

|     |                            |
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| HE1 | Designated heritage assets |
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## 2.0 Site History

- 2.1 **18/02350/LDCLB** – Remove existing fire surround and hearth and install bressumer beam, slate hearth and wood burning stove. Install flexible flue liner.  
**GTD 19.10.2018**

**20/01184/LDCLB** – Remove glazing (including horizontal 'spacer' glazing bars) from existing double-glazed windows in 1970's extension and replace with new double-glazing without glazing bars.  
**GTD 04.08.2020**

**24/00888/GEN** - Replace beam with a traditional fire surround

## 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):

- ☐ 207 (local planning authorities should require an applicant to describe the
- ☐ significance of any heritage assets affected, including any contribution made by their setting)
- ☐ 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 **Nuthampstead Parish Meeting** – No comments received.

**Press and site notices** – Internal alteration only so no requirement to display press or site notice and no comments received.

## 5.0 Planning Considerations

### 5.1 **Site & Surroundings**

- 5.1.1 Whites Farmhouse, Willow Cottage, Bell Lane, Nuthampstead is grade II listed and is a Designated Heritage Assets for the purpose of applying the aims of Section 16 of the NPPF. The list entry reads as follows:

**House. Early to mid C17, extended C18 and C20. Timber frame on brick base. Weatherboarded with rendered plinth. Steeply pitched half hipped thatched roof. 3 bays. 1 storey and attic. To front original entrance blocked, single and dual 16 pane flush frame sashes with hoodboards, a small vertical casement to far right. Two 3 light small pane**

*dormers with eyebrow thatching. Cross axial stack to left of centre in C19 red brick. Left end 3 light casement and an attic horizontal sliding sash, exposed plates. To rear a short 2 storey addition with horizontal sliding sashes, half hipped roof. C20 addition to right end with entrance in link to a cross gabled block, brick and cement rendered with a tiled roof. Interior: ovolo moulded bearer, stop chamfered joists, fireplace with chamfered brick depressed arched surround, short C18 dogleg stair with turned balusters.*

## 5.2 **Proposal**

5.2.1 The proposal is described as ***'Replacement fire surround'***.

## 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 Statement:

### **4. Design Proposals**

*The proposed change is to replace the oak beam above the wood burning stove, with an antique marble & tiled fireplace surround. The hearth will be changed to black granite in order to match the black marble.*

*The wood burning stove, opening and flu will remain the same. These will improve the internal appearance of the living room. The antique fireplace is more in keeping with the property's aesthetics, particularly as Arts & Crafts inspired the architectural design of the 1970s extension where the fireplace is located.*

*There will be no changes to the external walls of the building. All changes are to the interior (living room) only.*

### **Works to Fire Surround**

*Remove the oak beam and slate hearth. Replace with an antique black marble with hand painted tiles dated to Arts & Crafts period as per the photo below:*

*NB: the black metal insert and fire grate in the picture are not part of the proposed design as the current wood burning stove and opening will remain as is (no changes). The fireplace surrounds dimensions are: 133cm high, 160 cm wide (longest part). Remove the slate hearth and replace with a black granite hearth (160 cm long). Dimensions are included in the proposed drawings.*

## 5.4 **Conclusion**

5.4.1 As stated above, the works relate to the interior of a 1970's extension and the antique fireplace is considered appropriate in the context that its design will complement the Arts & Crafts inspired design of the 1970s extension where the fireplace is located. 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.

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| <p>Signed</p><br><br><p>Sam Dicocco</p> | <p>Development Management<br/>North Hertfordshire District Council<br/>Council Offices<br/>Gernon Road<br/>Letchworth<br/>Herts<br/>SG6 3JF</p> |
| <p>Determining Officer</p> <p><b>Date:</b> 30 May 2025</p>                                                                 |                                                                                                                                                 |