

CONSERVATION TEAM CONSULTATION APPLICATION RESPONSE

APPLICATION REF:	25/02291/FPH & 25/02292/LBC
CASE OFFICER:	VW
APPLICATION SITE:	Glebe Cottage, Church Lane, Weston, Hitchin Hertfordshire SG4 7DJ
DESCRIPTION OF WORKS:	Single storey rear extension (as amended by plan received on 09/10/2025). Single storey rear extension and internal alterations (as amended by plan received on 09/10/2025).

RECOMMENDATION:

Subject to the suggested conditions, I raise **NO OBJECTION** to the scheme as it will satisfy the provisions of Sections 16(2) (LBC only), 66(1) (FPH only) and 72(1) (both) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and the aims of Section 16 of the NPPF and Policy HE1 of the North Hertfordshire Local Plan 2011-2031.

SHORT SUMMARY:

Impact on listed building's special character and the character and appearance of Weston Conservation Area

The proposal will have some impact upon the listed building's special character and the appearance of the WCA.

Harm, preserve or enhance.

The proposal will not harm the listed building's special character or adversely affect the character or appearance of the WCA.

SITE CONTEXT:

This is a relatively 'tucked away' spot in the Weston Conservation Area which, apart from the application property, also includes the Church of the Holy Trinity (grade I) and Church Gate and Cottage by the Church (two properties forming a single grade II list entry). Glebe Cottage is grade II listed. Both the building and the conservation area are Designated Heritage Assets for the purpose of applying the aims of Section 16 of the NPPF. The list entry for Glebe Cottage is found at the following link:

<https://historicengland.org.uk/listing/the-list/list-entry/1295323?section=official-list-entry>

DETAILED ANALYSIS AND CONSIDERATIONS:

Prior to the implementation of the 2021 consented scheme, the cottage had two first-floor bedrooms with a kitchen located in the slate roof addition at the northern end of the cottage. The 2021 scheme allowed for the enlargement of the northern addition to facilitate two ground-floor bedrooms whilst at first floor the two bedrooms remained. The property was a 2-bed and is now a 4-bed.

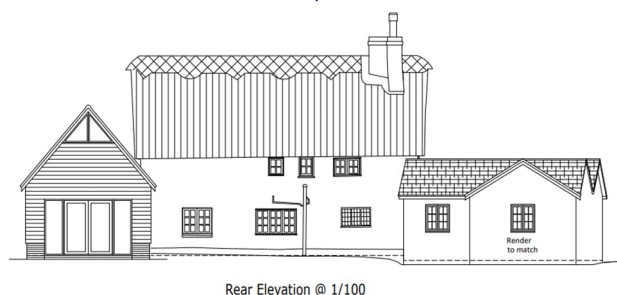
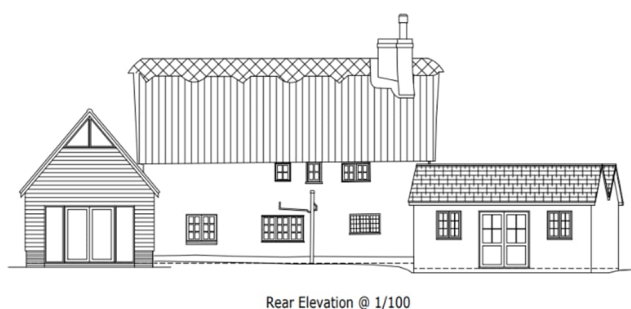
The submitted Design and Heritage Statement (DHS) says:

4.2. *Unlike the previous scheme, the current proposal does not introduce additional bedrooms or habitable space. Instead, it supports the existing layout approved in 2021 by providing:*

- *Essential storage space for the ground-floor bedrooms, which are limited in size and have no built-in storage.*
- *Improved internal layout to enhance long-term usability, particularly for family living, without increasing occupancy.*

4.3. *The revised extension avoids altering or removing historic fabric and maintains clear visual hierarchy with the original thatched cottage remaining dominant. It has no visual impact from public viewpoints or the key heritage setting near the church.*

I note the justification for the proposal and concur with 4.3 above.



At 4.4 of the DHS the following is noted:

Element	Material	Description/Specification
External Walls	Render	3 coat lime render system to match existing
Windows & Doors	Oak	Oak flush casements with no trickle vents to match existing
Roof	Slate	Natural slate or handmade tiles to match the existing

In terms of the roof, I would be seeking natural slate only (handmade tiles adjacent to the slate roof may not work as well and the roof pitch will not be conducive to handmade tiles ideally need to be ≥ 40 degrees).

Under refs.25/00088/FPH & 25/00089/LBC (subsequently withdrawn) I stated the following:

It should be noted that AOD applications for sample tiles (Condition 3) and slates (Condition 4) pursuant to ref: 21/01264/LBC were not submitted and had this been the case I may have offered a

view on the the slightly strident tile choice. Furthermore, no AOD application was submitted for Condition 8 (window details) relating to the same application. It is also unclear from the planning file as to the 'status' of Conditions 3, 4 and 5 (all archaeology) relating to ref: 21/01263/FPH.

It is also noted that AOD applications were not submitted for Conditions 3 and 4 for the front porch under ref: 22/02347/LBC (see below):

Condition 3

The tiles for the porch roof shall either match an approved tile sample pursuant to Condition 3 of application ref: 21/01264/LBC or if details have not been received by the time the porch works are due to commence then a sample of the handmade clay tiles shall be submitted to and approved in writing by the Local Planning Authority prior to the works to the new porch commencing on site. The porch roof shall then be covered with tiles in accordance with the approved sample/details.

Condition 4

Joinery section details of the porch window (including 1:1 scale glazing bar profile) together with method opening (if applicable), shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of that part of the development hereby consented. The window shall be implemented in accordance with the approved details.

With the above in mind the following is noted in the DAHS:

6. Compliance with Conditions and Heritage Stewardship

6.1. The applicant acknowledges that certain conditions attached to previous consents remain outstanding. It is the applicant's intention to address these matters separately, and appropriate Applications for Approval of Details (AOD) **will be submitted concurrently with this revised proposal.**

These AOD's have not been submitted. Having not conducted a site visit I am unsure as to whether the windows covered by Condition 8 of ref: 21/01264/LBC are to an acceptable standard. Had a DOC been received to cover this then I could have given a view on the acceptability of the window detailing. Assuming the existing windows to the ground floor bedroom 'wing' to be acceptable I would then be suggesting draft Condition 4 below.

Similarly, I have not seen the RWG's implemented under refs.21/01264/LBC so I once again suggest the wording at Condition 5. These outstanding AOD's should be sought.

Suggested conditions (LBC only)

I advise 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.

3. The extension shall receive a natural slate finish unless otherwise agreed and approved in writing by the Local Planning Authority.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the grade II listed building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Policy HE1 of the Local Plan.

4. The rear gable window shall either be salvaged from the existing bedroom extension and reused in the extension's rear gable end or a new window shall be installed that precisely matches the existing window directly to the left on the rear elevation in terms of framing, glazing bar profile, method of opening, ironmongery and external finish.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the grade II listed building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Policy HE1 of the Local Plan.

5. All new rainwater goods shall either be black-painted metal or black cast-iron effect unless otherwise agreed and approved in writing by the Local Planning Authority.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of this grade II listed building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

HERITAGE POLICY ASSESSMENT:

Planning (Listed Building and Conservation Areas) Act 1990:

Sections 16(2), 66(1) & 72(1)

North Hertfordshire Local Plan 2011-2031:

Policy HE1

NPPF (December 2024):

The following paragraphs are relevant:

- **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*).

CONCLUSION:

The proposal is considered acceptable.

OFFICER: Mark Simmons

DATE: 07/11/2025