

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
26/01471/LBC	Infill ground floor opening to front elevation with flint panel to match existing panel on same elevation. Internal alterations.	22 Church Lane Kimpton Hertfordshire SG4 8RR

Submitted Plan Nos

WC.00.009 Rev A WC.00.010 Rev A location plan WC.00.003 Rev A WC.00.006 Rev A WC.00.002 Rev A WC.00.008 Rev A WC.00.001 Rev A

1.0 Policies

HE1	Designated heritage assets
SECN20	Conserving+enhancing natural environment

2.0 **Site History**

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

14/01862/1LB - Internal and external alterations, the latter to include new ground floor window, sun pipe terminal, repositioned flue and kitchen extract vent to rear elevation

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 HE 6.

Policy HE1 of the North Hertfordshire Local Plan 2011-2031.

4.0 **Representations**

4.1 **Kimpton Parish Council** – No comment.

Press & site notices – No comments received.

5.0 **Planning Considerations**

5.1 **Site and Surroundings**

5.1.1 Well Cottage is situated at 22 & 24 Church Lane, Kimpton, just to the northeast of the Parish Church of St Peter and St Paul and located in the Kimpton Conservation Area (KCA) are designated heritage assets and the list entry for the house reads as follows:

TL 1718 KIMPTON CHURCH LANE (east side) 9/87 Nos 22/24 (Well Cottage) – GV II House. C16 building, altered C17. Timber frame. Painted brick casing. Slate roof. 1 storey and attics. C18 2-storey extension on S. Single storey block in painted brick and flint at S end. N part has continuous C16 wall plate, but N gable end shows later C17 construction. Internally a C16 smoke bay remains, but the C16/17 chimney stack was removed in C20. Segmental-headed casements with C18 wooden frames. 2 slate roof dormers. Listing NGR: TL176771855

5.2 **Proposal**

5.2.1 The application is described as: ***Infill ground floor opening to front elevation with flint panel to match existing panel on same elevation. Internal alterations.***

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 KCA.

Impact on the listed building

5.3.2 An extract from the submitted heritage statement is copied below of the various internal works proposed.

- i. Opening the wall between the existing Kitchen and Library Room, &
- ii. Closing up the existing opening between the existing Living Room and Library Room.

Impact on Historic Significance

- *The rear extension to Well Cottage (including the existing Kitchen, Library Room, Utility Room and bay window extension to Living Room 2) is a later addition the principal building of Well Cottage. The proposed ground floor alterations at Well Cottage are all to be undertaken to areas where there were previously door openings of a solid wall.*
- *The new opening that is proposed between the existing kitchen and library will be undertaken around a previous door opening (see figs 04 & 05), and although the new opening will be wider than the previous doorway, there will be very little impact on the historic significance or form of the existing building. In someways the opening up of this area is bringing the building closer to its earlier form.*
- *Likewise, the new wall that is to be constructed between the living room and library area is to be constructed in an area that was once the outside wall of the original building on the site (see Dwg Nos. WC.00.001, WC.00.003 & fig. 06). Consequently, it is not deemed that this will have any impact on the historic significance of the building, but instead this will also assist in bringing the house closer towards its earlier form.*

The works proposed as detailed above and the rationale behind this is accepted and that there is no harm the historic significance of the listed buildings.

5.3.3 iii. The creation of a wall between the existing dressing room and Bedroom 3

The proposal to close up this wall is deemed supportable as the existing timber framing will still be legible and therefore there is no harm.

5.3.4 The replacement of Kitchen and Utility is supported as the installation of a new kitchen and utility rooms will not affect historic significance therefore there is no harm.

5.3.5. Replacement of existing stone floors

There is no objection to this work as there is no loss of historic fabric of significance and there is no harm.

5.3.6 Blocking up the window to the ensuite of Bedroom 1

This southern end of the building was previously separate to the main dwelling and the proposal to remove the window and replace with external flint panel is considered a sensitive approach to an external alteration and the impact will be negligible as this part of the buildings have been subject later intervention with minimal residual historic fabric in situ.

5.3.7 Repairs to the Existing Roof and Replacement of Leadwork.

This work is supported as it is based on repairs on a like for like basis.

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  Shaun Greaves Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 9 September 2026	