

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
26/01656/LBC	Internal alterations including the removal of stud partition wall between the hallway and dining room, raising the dining room floor level to align with hallway and kitchen together with infilling of the existing doorway between the hallway and kitchen.	South View School Lane Offley Hitchin Hertfordshire SG5 3AZ

Submitted Plan Nos

Location Plan 02 02 (Annotated) 02

1.0 Policies

HE1	Designated heritage assets
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2.0 **Site History**

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

02/01575/1LB - replacement of render and timber facing to front elevation (as plans received on 29th October 2002 and letter received on 14th November 2002)

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 **Offley Parish Council** – No comment.

Press & site notices – Not required as internal works.

5.0 **Planning Considerations**

5.1 **Site and Surroundings**

5.1.1 South View, School Lane forms part of a Grade II listed building. The list entry is copied below:

Statutory Address:

WEST VIEW, SCHOOL LANE

The building or site itself may lie within the boundary of more than one authority.

County:

Hertfordshire

District:

North Hertfordshire (District Authority)

Parish:

Offley

National Grid Reference:

TL 14134 27357

Details

OFFLEY SCHOOL LANE TL 1427 (West side) Great Offley

12/126 West View, and - South View

- II

House, sometime a workhouse, now 2 houses. C17, altered and refronted in late C19. Timber frame, roughcast on red brick sill (renewed) with applied half-timbering to S front. Steep red tile roof. A 2-storeys, L-shaped building facing S with large W gable C18 external chimney. Internal E gable chimney. 2 windows to each floor the right hand ones in a canted 2-storeys bay. 3-light flush casement with small panes and pointed top lights above a transom with miniscule panes. 2-storeys rear gabled wing at NE. One entrance in E gable to South View. Entrance to West View in single-storey W extension set back at W end. Interior has heavy oak frame with axial beams and straight brace from jowled post to tie beam. Probably a 3-bays house with close-studded full height partition between middle- and W-bay.

Listing NGR: TL1413427357

5.2 **Proposal**

5.2.1 The application is described as:

Internal alterations including the removal of stud partition wall between the hallway and dining room, raising the dining room floor level to align with hallway and kitchen together with infilling of the existing doorway between the hallway and kitchen.

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.

5.3.2 The proposed includes the removal of a non-structural wall between the kitchen and the dining room.

5.3.3 This wall is modern intervention associated with the post-fire alterations undertaken during the 1970s and is not considered as historic fabric of significance and its removal will cause no harm. There are no objections.

5.3.4 The raising of the existing dining room floor to align with the adjoining hallway and kitchen floor levels which will involve the lifting of the parquet.

5.3.5 The methodology as detailed in the Design and Heritage statement is supported due to its reversibility, methods of construction and the re use of the existing parquet flooring and stored before relaying.

5.3.6 Should any additional blocks be required these will be matched to the existing in terms of materials a laying pattern.

5.3.7 Infill of the existing doorway between the hallway and kitchen is supported as this is not an original feature to the listed building and was part of alterations that took place in 1970s as the same time as the stud wall partition discussed in 5.3.3. The infill will use

matching materials and methods that will resect the existing fabric and there are no objections raised.

Impact on the listed building

- 5.3.8 The proposals will not affect historic fabric of significance as discussed in paragraphs 5.3.3 and 5.3.7 above. Where there is intervention (see 5.3.5) this is supported for the reasons stated therein.

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. 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 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
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Date: 9 September 2026	
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