

NORTH HERTFORDSHIRE DISTRICT COUNCIL

Planning (Listed Buildings and Conservation Areas) Act 1990

DECISION NOTICE

Correspondence Address:

APK Architecture & Design Ltd.
10 Beaufort Road
Upper Cambourne
CB23 6FP
United Kingdom

Applicant:

Mr Luke Papworth

Application:

25/02097/LBC

Proposal:

Single storey side extension with glazed link to main dwelling and erection of single storey side porch, and re-opening of original window openings following demolition of existing extension. Remove existing render and repair/re-pointing of existing brickwork with lime mortar and render. Internal alterations including new stairs to existing loft and relocation of kitchen, utility and WC (as amended by plans received 17th December 2025)

Location:

Friends Green Farm, Friends Green, Damask Green Road, Weston, Hitchin, Hertfordshire, SG4 7BU

Approved Plan Nos:

1178.11A Loft Staircase, 1178.08A Pr SF, 1178.06A Pr FF
1178-10, 1178-01, 1178-02A, 1178-03A, 1178-04A
1178-05, 1178-07, 1178-09A

PARTICULARS OF DECISION

In pursuance of its powers under the above Act and the associated Orders and Regulations, the Council hereby **GRANT LISTED BUILDING CONSENT** to the works described above and proposed by you in your application received with sufficient particulars on 2 September 2025.

The consent is subject to 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. Details and/or samples of the clay tiles for the porch and extension roofs shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of that part of the development hereby approved. Thereafter the porch and extension roofs shall be covered in accordance with the approved materials.

Reason: To ensure that the development will have an acceptable appearance which does not detract from the listed building's special character to comply with Policy HE1 of the North Hertfordshire Local Plan 2011 to 2031.

4. A sample brick panel indicating brick type, bond and mortar mix for the porch and extension shall be made available for inspection on site and then approved in writing by the Local Planning Authority. Thereafter, the porch and extension shall be constructed in accordance with the approved sample panel.

Reason: To ensure that the development will have an acceptable appearance which does not detract from the listed building's special character to comply with Policy HE1 of the North Hertfordshire Local Plan 2011 to 2031.

5. Following the removal of the existing render, the Local Planning Authority shall be notified and a site meeting shall be convened with the Local Planning Authority to assess the exposed brickwork at ground floor. If the Local Planning Authority agrees that the brickwork is capable of repair and left exposed then any new brickwork repairs shall be undertaken in matching brickwork (colour, gauge, texture) and using lime mortar.

Reason: To ensure that the development will have an acceptable appearance which does not detract from the listed building's special character to comply with Policy HE1

of the North Hertfordshire Local Plan 2011 to 2031.

6. If, following the site meeting in Condition 5 above, it is agreed with the Local Planning Authority that the condition of the brickwork is such that it should not be left exposed then not only the first floor but also the ground floor shall be rendered using a lime-based render, the specification of which shall be submitted to and agreed in writing by the Local Planning Authority prior to the commencement of the re-rendering. The re-rendering shall then be undertaken in accordance with the approved render specification.

Reason: To ensure that the alterations will have an acceptable appearance which does not detract from the listed building's special character to comply with Policy HE1 of the North Hertfordshire Local Plan 2011 to 2031.

7. No mechanical cleaning method shall be used on the facing brickwork unless otherwise agreed and approved in writing by the Local Planning Authority.

Reason: To ensure that the alterations will have an acceptable appearance which does not detract from the listed building's special character to comply with Policy HE1 of the North Hertfordshire Local Plan 2011 to 2031.

8. Notwithstanding the approved plans and only once the existing south wall construction has been revealed by the removal of internal plaster and/or external render, the precise size and position of the two new first floor windows on the South Elevation shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the windows shall be installed in accordance with the approved details.

Reason: To ensure that the alterations will have an acceptable appearance which does not detract from the listed building's special character to comply with Policy HE1 of the North Hertfordshire Local Plan 2011 to 2031.

9. Window joinery section details including 1:1 scale drawing of glazing system and glazing bar profile together with window ironmongery details shall be submitted to and agreed in writing, by the Local Planning Authority before the manufacture of the windows. Thereafter the windows shall be installed in accordance with the approved details.

Reason: To ensure that the alterations will have an acceptable appearance which does not detract from the listed building's special character to comply with Policy HE1 of the North Hertfordshire Local Plan 2011 to 2031.

10. Details of new rainwater goods 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. Thereafter, the rainwater goods shall be implemented in accordance with the approved details.

Reason: To ensure that the alterations will have an acceptable appearance which does not detract from the listed building's special character to comply with Policy HE1 of the North Hertfordshire Local Plan 2011 to 2031.

Signed:



Shaun Greaves
Development and Conservation Manager

Development Management
North Hertfordshire District Council
Council Offices
Gernon Road
Letchworth
Herts
SG6 3JF

Date: 22 January 2026

The Council's Privacy Notice is available on our website: <https://www.north-herts.gov.uk/home/council-data-and-performance/data-protection/information-management-gdpr>

NOTES

- 1 **Failure to satisfy conditions may invalidate this permission and/or result in enforcement action. Particular attention should be paid to the requirements of any condition in bold.**
- 2 Circular 04/2008 (Planning Related Fees) states that where an application is made under Article 21 of the Town and Country Planning (General Development Procedure) Order 1995, a fee will be payable for any consent, agreement or approval required by condition or limitation attached to the grant of planning permission.
- 3 No fee is payable for any consent, agreement or approval required by condition or limitation attached to the grant of a Listed Building Consent. The request can be informal through the submission of a letter or plans, or formal through the completion of an application form and the submission of plans. Any number of conditions may be included on a single request. The form is available on the Council's website:

www.north-herts.gov.uk/home/planning/planning-applications/submit-planning-application

- 4 If you are aggrieved by this decision, you may appeal to The Planning Inspectorate, , within 6 months of this decision or, in exceptional circumstances, such longer period as the Secretary of State may agree.

Appeals can be made online at: <https://www.gov.uk/planning-inspectorate>.

If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

- 5 The District Council and County Highway Authority wish to ensure that, in the implementation of the development, hereby approved, the highway verge adjacent to the property is not damaged or does not become unsightly due to the stationing of skips, parking of vehicles, storing of building materials etc thereon. Your attention is, therefore, drawn to the provisions of Section 131 of the Highways Act 1980 and to the Hertfordshire County Council Bylaws 1955 (specifically relating to grass margins and verges in Letchworth) by virtue of which such actions, unless authorised by the prior grant of a licence, constitute a prosecutable offence. Persons responsible for undertaking the development and any associated works are, therefore, strongly encouraged to take appropriate steps to ensure that no breach of the said legislation occurs during the course of such activities. In the event of any damage being caused it will be expected that suitable reinstatement is undertaken upon completion of the development. Failure to do so could also result in legal action being pursued. To obtain information regarding the issue of licences, contact the Hertfordshire Highways, Northern Area Office, Antelope House, Gates Way, Stevenage, SG1 3HL or telephone 01438 757800.