

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
24/01343/LBC	Raise 2 no (north and central) chimneys and install flue liners, strip render from 1 no. north west gable wall and re finish in lime render	Mill End Cottage Classified Road Sandon Lane To North Boundary Of Doebridge Farm Mill End Sandon Buntingford Hertfordshire SG9 0RN

Submitted Plan Nos

01.0 02.0 Location Plan

HE1 Designated heritage assets

SECN16 Conserve + enhance historic environment

2.0 **Site History**

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

04/00815/1LB Single storey side extension and replacement pitch roof following removal of existing flat roof (as amended by plans received 26/07/2004)

3.0 **Policies**

3.1 Section 16: Conserving and enhancing the historic environment of the National Planning Policy Framework (July 2021). Relevant paragraph numbers at Section 16 are as follows: 197, 199, 200 and 202.

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

4.0 **Representations**

4.1 **Press & site notices** – No comments received.

5.0 **Planning Considerations**

5.1 **Site and Surroundings**

5.1.1 The property is situated in the small hamlet of Mill End with open countryside to the south and west of the site. The area is characterised by the properties being in a linear development along road with generous plot sizes. There are listed buildings to both the north and east of the property as noted on the site plan. The property sits within the centre of the plot and there are limited views of the property from the road.

The property is Grade II listed, the listed building description for the property, taken from Historic England website reads as follows:

SANDON MILL END TL 33 SW (West side) 7/73 Mill End Cottage GV II House, once 2 or more dwellings. C16 origins, extended C17 and C18, altered and extended C20. Timber frame, rendered. Thatched roof. Originally probably a 2 bay open hall, extended at both ends, now 4 cells. 1 storey and attic. 2 entrances flank central bay with a 3 light leaded pane flush frame casement, to left a 2 light casement and a tile coped brick oven projection, 4 light casement to right. 3 dormers: 4 lights to centre, tiled below sill, 2 lights to right, 1 to left, thatched eyebrows. Right end stack. Ridge stack between 2 early bays and at left end. Roof hipped to left. Lean-to additions on both ends. To rear leaded casements and 2 and 3 light dormers, weatherboarding to rear right. Interior: exposed framing of large scantling with tension braces.

Listing NGR: TL3306632746

5.2 Proposal

5.2.1 The application is described as:

Raise 2 no chimneys and install flue liners, strip render from 1 no. gable wall and re finish in lime render

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 impact on any historic fabric of significance.

5.3.2 Roof alterations that include material changes and the addition of dormers or rooflights, loss of and alterations to chimney stacks/pots can potentially affect the character and significance of listed buildings and conservation areas. They strongly contribute to a building's interest and appearance. Any changes can noticeably alter how the building and area looks.

Guidance on Alterations to Listed Buildings IHBC Toolbox Guidance Note GN2021/1 - January 2021

5.3.7 At 5.1.1 it states:

A building derives much of its character and appearance from its roof. Roofs often contain the oldest and least altered parts of a building. Alterations should respect what survives in its original form and any later positive evolutionary changes of definite quality should also be retained and not altered.

5.1.2 The removal of unsympathetic past alterations such as an ill-proportioned mansard or additional floor should be encouraged but this should always be based upon firm evidence of the original state of the roofs and any associated features such as parapets, dormers and chimneys, etc. Photographic records and plans in national or local archives may provide the necessary evidence in support.

As per the IHBC guidance notes given above the removal of past unsympathetic alterations/additions should be encouraged and this is the case.

Impact on the listed building

5.3.8 The proposed works will raise the chimney stacks (see drawing 02.0) submitted with application to safeguard the thatch roof from fire. The material used as detailed in the schedule of works are in keeping with the character of the property as existing bricks will be reused and any new bricks will be matched,

The pointing using lime mortar and is supported.

The works are considered not to cause harm to the character of the listed building.

5.3.9 Additional work is proposed to the north gable by removing cement-based render and replacing with lime render. Any timber that requires replacing will be in green oak and is supported.

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 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 16 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  Sam Dicocco Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 27 August 2024	