

DELEGATED FILE NOTE

CASE OFFICER: ...Tom Rea.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
24/02674/LBC	Internal and external alterations to existing outbuilding to facilitate the conversion of existing outbuilding to one self-contained 1-bed dwelling	The Bothy Hexton Hitchin Hertfordshire SG5 3JG

Submitted Plan Nos

2023-26-01B 2023-26-02 2023-26-03

1.0 Policies

2.0 Site History

- 2.1 23/02725/LBC: External and internal alterations to existing outbuilding to include single storey side extension following demolition of existing extensions to facilitate conversion to one 2-bed dwelling. Granted 6/9/24

3.0 **Representations**

3.1 Hertfordshire Gardens Trust

No comments

3.2 Hertfordshire County Council (Historic Environment Advisor)

No comments

3.3 NHDC Conservation officer

Raises no objections.

3.4 Site Notice / Neighbour consultation:

No responses received to publicity and consultation.

3.5 Hexton Parish meeting: No response.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

The Bothy is an outbuilding associated with Hexton Manor, an extensive residential, agricultural and sporting estate.

The building is rectangular with a shallow pitched roof and occupies a plot of around 500 sq metres). The building is redundant from its original use as an engine room providing power to Hexton Manor. The building is brick built with a plain tile roof. The building has several window openings. The building has a floor area of 85 sq metres. There is a pedestrian access that serves the building through the boundary wall onto the estate road.

- 4.1.1 The site lies within the Green Belt, Hexton Conservation Area, the Chilterns AONB and the registered park and garden associated with Hexton Manor. The site lies just outside to the Category A settlement of Hexton. The Bothy building is early 20th Century and is curtilage listed to Hexton Manor.

4.2 **Proposal**

- 4.2.1 The proposal is to convert the former engine house to form a one bedroom residential property.

In detail the proposals involve:

- ☐ Windows will be timber sliding sash to match existing generally with black clad mullions and framing.
- ☐ New landscaping to include a formal lawn and close boarded fences.

- ☐ Hardstanding and access drive in resin bonded material. A small patio at the side / front

4.3 **Key Issues**

4.3.1 The key issues are as follows:

- ☐ Impact on Heritage Assets

4.3.2 **Heritage impact**

4.3.3 The key heritage assets affected are Hexton Manor (Grade II), the Registered Park and Garden and the Hexton Conservation Area.

Whilst the site is within a Conservation Area there are no key views in the Hexton Conservation Area Character Statement that would be affected and no other special designations in the CA that would be affected (such as significant open spaces or areas of trees). The building would not affect the setting of Hexton Manor given its contained nature and distance from the Manor as well as intervening landscaping. The impact of the proposals on the significance of the Conservation Area and the setting of the nearby listed building would be neutral.

Given the limited scope of the works which are mainly internal as well as the enhancement of the building and immediate grounds through this refurbishment and conversion scheme it is not considered that the proposal will have any negative impact on the Registered Park and Garden or the AONB.

The building is on ground that has been previously disturbed. It is unlikely that there would be any impact on archaeological assets. No comments have been received from the historic environment officer or conditions requested.

4.4 **Conclusion**

4.4.1 The development is considered to be acceptable in listed building terms.

4.5 **Alternative Options**

4.5.1 None applicable

5.0 **Recommendation**

5.1 That listed building consent be **GRANTED** 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. All new rainwater goods shall be black metal or 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 curtilage-listed building under Section 16(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Signed  Shaun Greaves Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 30 April 2025	

