

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
26/01404/LBC	Replacement front door. Install two roof vent tiles to North Elevation. Internal alterations including replacement flooring within the hallway, cloakroom and boot room together with installation of ensuite to Bedroom 5.	Old Ramerick Manor Bedford Road Ickleford Hertfordshire SG5 3SB

Submitted Plan Nos

Location Plan 275_002 275_010 275_011 275_012 275_013 275_014 275_020 275_021 275_030

1.0 Policies

HE1 Designated heritage assets

2.0 **Site History**

2.1 The most recent planning history the following is most relevant:

25/02210/LBC - External alterations including repainting front door and replacement guttering. Internal alterations including removing boiler from study fireplace recess, expose main chimney in kitchen, block off door opening between Bedroom 2 and Bathroom and between Bedroom 4 and WC, replace stair balustrade opposite Bedroom 5, install secondary glazing, remove pipework, and replace doors, architraves, skirtings, radiators where indicated on plans.

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 **Ickleford Parish Council** – No response

Press & site notices – No comments received.

5.0 **Planning Considerations**

5.1 **Site and Surroundings**

5.1.1 Old Ramerick Manor is a Grade II* listed building, The building is a designated heritage assets and the list entry for the house reads as follows:

[ICKLEFORD BEDFORD ROAD TL 13 SE \(East side\)](#)

[2/41 Old Ramerick Manor 9.6.52](#)

[- II*](#)

Manor house, now a farmhouse. Late medieval former open hall house incorporated in later additions. C16 E crosswing; a farmhouse by 1625; hall floored in stages in C17; late C17 NE wing (a granary on 1st floor); W front bay, staircase wing at rear, and regular brick front to house early C18. NW service wing has date 'RE/1829' cut over entrance. Restored 1953-4. Presumably timber framed (suggested by record of breaking down part of wall during seizure by Lord Cobham in 1530), NE wing of clunch masonry

with red brick dressings and independent timber supporting structure to 1st floor granary, front of dark red brick with some blue bricks and lighter red brick dressings, red brick to NW wing, roughcast exterior to rear stair wing. Steep old red tile roofs, hipped with zig-zag tile patterning to front, extending as catslide over rear outshut, and hipped on NW wing. A large 2-storeys house about 400M to E of main road standing at N of farmstead facing S on a site still moated on 2 sides. Near symmetrical S front has 1st floor windows grouped 2:3:2, central 6-panels moulded door in Doric pilastered surround with flat entablature, corresponding windows on ground floor but LH pair replaced c.1900 by rectangular brick bay with 3 sash windows with 8/1 panes and parapet. This front has a projecting band at eaves level below the parapet, and flush-box sash windows with flat gauged arches and 6/6 panes. Large chimney with triangular pilaster strip to RH of door. Similar front to E end. 2-storeys and attic NE wing has gable parapets on corbelled brick kneelers and roughcast gable triangle. Chimney inserted in early C19 to serve farm office in base. 2-storeys NW service wing faces W with 2 windows to each floor and inscription in blind recess over central porch. Large internal chimney separates kitchen on S from dairy at N connecting with lower cellar in rear outshut behind W room of main range. Gabled stair wing projects at rear over catslide in angle with E wing. Large rear-wall chimney to hall with gabled dormer to each side. Interior has fine cut string staircase with 2 barley-sugar balusters per tread, carved tread ends, swept handrail on barley-sugar newels, outswept at foot beside hall fireplace. Jacobean oak chimneypiece with swagged Ionic pilasters on pedestals flanking opening, and Composite caryatides to overmantle with strapwork ornament and perspective design in square central feature with niche in middle in dentilled pedimented frame. Twin keyblocked segmental openings on E wall of hall. In E wing axial beam, late C16 fireplace with 3 round-headed niches above lintel, and clasped-purlin roof structure. House and manor continuously owned by St. John's College Cambridge since 1520/1. (VCH Beds II (1908)286: RCHM (1911)129: VCH (1912)21-2: Pevsner. (1977)209: RCHM Typescript).

Listing NGR: TL1717535009

5.2 Proposal

5.2.1 The application is described as:

Replacement front door. Install two roof vent tiles to North Elevation. Internal alterations including replacement flooring within the hallway, cloakroom and boot room together with installation of ensuite to Bedroom 5.

5.3 Key Issues

5.3.1 The significance of the listed building lies in its history as a key agricultural estate north of Hitchin.

The building contains a number of features of high aesthetic value that includes its setting and architectural details notably the maltings, the zigzag roof, and the Queen Anne Staircase.

5.3.2 The building has been subject from previous remedial work as to be expected of a building of this age. In addition, there has been some inappropriate modern alterations.

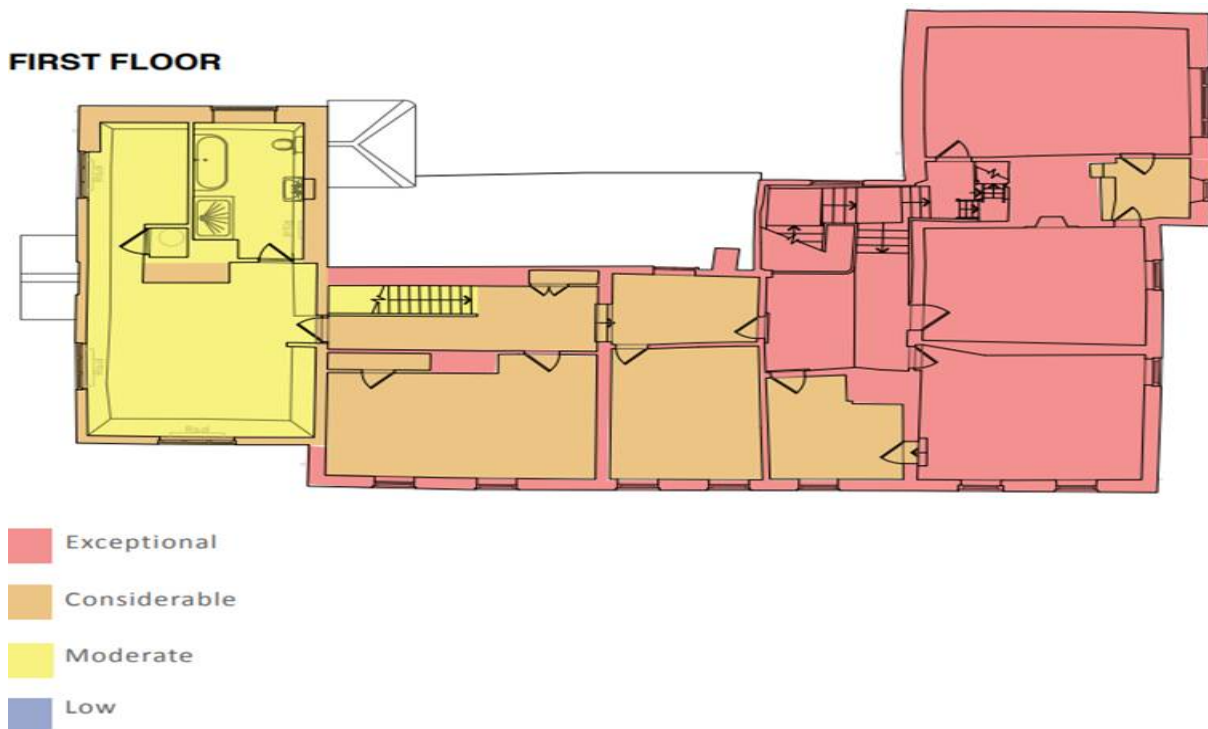
5.3.3 Proposed works

- 5.3.4 Replacement front door is based on a like for like basis and therefore the level of harm is none.
- 5.3.5 Replacement entrance hall floor. The current floor is beyond repair and is of later material (Victorian tiles). These would not have been original to the house but do in themselves retain some significance and the proposal that they be reused elsewhere is welcomed i.e. proposed in the boot room and cloakroom.

The proposed new traditional stone floor is considered to be sympathetic to the character of the hallway as per other similar hall houses of this period. The level of harm is considered at the very lowest level of less than substantial and the proposed stone floor is considered to be a heritage gain. There are no objections.

5.3.6 Bedroom Ensuite

FIRST FLOOR



The proposed ensuite to Bedroom 5 area hatched in blue below is proposed as a long narrow intervention as seen in the same drawing. The existing architectural/historic features i.e. cornicing will remain undisturbed. The legibility of the original room will still be intact and will use existing boxing and ventilation provided to the rear roof through concealed vents to avoid disturbing the chevron tiled front roof. This is considered supportable as the works are reversible and the level of harm is de minimis.



- East Bedroom Proportions
- Existing Bedroom 5 Proportions
- Proposed Bedroom 5 Proportions

5.3.7 Installation of tow vent tiles are concealed and routed through the loft space to the rear pitch of the roof to avoid any impact on the chevron-tile roof to the front elevation.

There are no objections as this see no loss of historic fabric and the level of harm is de minimis.

Impact on the listed building

5.3.8 The overall impact of the proposed works on the listed buildings is considered to be low to de minimis and therefore no objections are raised. (see 5.3.4 to 5.3.7 above)

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 proposals 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 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  Shaun Greaves Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 5 August 2026	