

CONSERVATION TEAM CONSULTATION APPLICATION RESPONSE

APPLICATION REF:	25/02871/FPH & 25/02872/LBC
CASE OFFICER:	AHD
APPLICATION SITE:	Tinkers Cottage, Dane End, Therfield, Royston, Hertfordshire SG8 9RH
DESCRIPTION OF WORKS:	Single storey rear extension, replace existing windows and front door, erection of detached oak framed BBQ gazebo and insertion of French doors to side of existing garage building (development already carried out). Single storey rear extension, replace existing windows and front door, and internal alterations to modern extended parts of the house (development already carried out).

RECOMMENDATION:

I raise **NO OBJECTION** to the scheme as it will generally satisfy the provisions of Sections 16(2) for ref: 25/02872/LBC and 66(1) for ref: 25/02871/FPH of the Planning (Listed Buildings and Conservation Areas) Act 1990 and the aims of Section 16 of the NPPF and Policy HE1 of the North Hertfordshire Local Plan 2011-2031. No time limit condition is required as development already carried out.

SHORT SUMMARY:

Impact on listed building's special character

The proposal will have some impact upon the listed building's special character, however, the works carried out do not occasion harm to the extent of requiring further action.

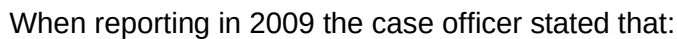
SITE CONTEXT:

Tinkers Cottage (referred to as Casa Mia, Dane End in the list entry) is grade II listed and is a Designated Heritage Asset for the purpose of applying the aims of Section 16 of the NPPF. The list entry reads as follows and was added to the Statutory List on 29 January 1986:

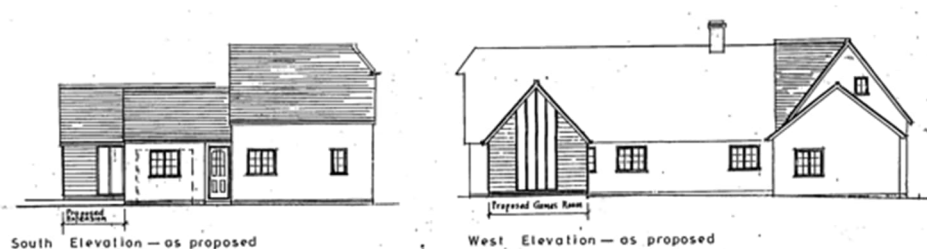
<https://historicengland.org.uk/listing/the-list/list-entry/1307733?section=official-list-entry>



This site has a slightly chequered history. The southern wing was approved under ref: 85/00819/1 i.e. before listing extension. The lower section was originally designed as a single garage and the window glazing pattern for the taller section was different to what now exists.



The garage conversion appears to have formed part of the works approved under refs: 02/01892/1HH & 02/01903/1LB. Under refs: 09/01439/1HH & 09/01440/1LB consent was granted for '*Single storey rear extension following demolition of detached garage and covered way (as variation of planning permission ref. 09/00455/1HH granted 27/05/09)*'. Glazing details were conditioned but appn ref: 10/02250/1DOC was not proceeded with the condition remaining not discharged. The case officer said that in her opinion it would not be expedient to take enforcement action in relation to the northern extension (change in dimensions and changes to glazing details). It was also noted that an application for approval of details of condition 4 (in relation to glazing details - the same as the condition above) of 09/01439/1HH was not submitted.



It is noted in the applicant's Statutory Declaration that he bought Tinkers Cottage in 2016. He says that during the Covid Lockdown he instructed a 1.5m deep extension to be added to the southern 'wing' of the cottage implemented under ref: 85/00819/1. The applicant states that:

My understanding at the time in 2021 was that the modern existing extension was not listed, and as such did not require planning permission or listed building consent. I thought due to its limited size, it was permitted development.

The addition is relatively modest and provides an enlarged and perhaps better functioning dining area (see below right). However, it now has a 'stepped' gable which, depending upon where viewed from at the rear or side, gives the impression of an asymmetrical gable which is rather unfortunate. It is understood that this was to ensure access around the gable end without resorting to additional garden landscape works i.e. moving the retention wall back a little. Overall, whilst the 'step' is disappointing, the extended extension does not in my opinion occasion harm to the listed building's special character.



Replace existing windows and front door

In his Statutory Declaration, the applicant mentions that between Dec 2018 and March 2019, he decided to have the existing single-glazed windows (which also had Everest aluminium framed secondary glazing) replaced with slimlite 18mm double-glazed units. These units appear to be internally glazed i.e. once the glazing is offered up to the external frame, applied glazing bars are offered up behind to complete the glazing system. The slender silver spacer bar can be seen sandwiched between the panes. Although 'through' bars would have been sought had this been a fresh proposal (requiring each pane to be individually glazed), the current windows do not occasion harm to the listed building to merit an objection. This is the case of looking at each case on its own merits.



However, there are several windows in the two-storey section of the southern wing which display a less acceptable window type. The glazing pattern does not accord with any previously approved drawings but I understand that these were in place prior to the applicant purchasing the property. The wide glazing bars including the 'all bar' appearance

externally is not what I would expect of an extension to a vernacular listed cottage but these do not form part of the current application.



Internal alterations to modern extended parts of the house.

The internal alterations are considered acceptable including a cranked wall in the northern wing (originally proposed as a games room but now a bedroom with ensuite).



Erection of detached oak framed BBQ gazebo and insertion of French doors to side of existing garage building

I understand, to an extent, the reason for positioning the gazebo where it is in terms of its functionality and this structure forms the fourth side of effectively a courtyard quadrant with the host listed building and its north and south wings. It is a relatively modest structure but does impair views west towards the fields beyond from the 'courtyard' space. Arguably, its relocation in the larger garden to the south and a design which included curved braces and open eaves i.e. rafter feet exposed (see images below that of the existing gazebo), would have resulted in a more acceptable proposal but what is there is considered on balance acceptable.



Finally, the insertion of the French doors to the side (end) elevation of the existing garage building are considered unobjectionable.

HERITAGE POLICY ASSESSMENT:

Planning (Listed Building and Conservation Areas) Act 1990:
Sections 16(2) & 66(1)

North Hertfordshire Local Plan 2011-2031:
Policy HE1

NPPF (December 2024):
The following paragraphs are relevant:

- **135 c)** (*sympathetic to local character and history, including the surrounding built environment*),
- **207** (*local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting*)
- **210** (*desirability of new development making a positive contribution to local character and distinctiveness*),
- **212** (*great weight should be given to the asset's conservation*),
- **213** (*clear and convincing justification*), and
- **215** (*harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use*).

CONCLUSION:
The works are considered acceptable.

OFFICER: Mark Simmons

DATE: 16/01/2025