

NORTH HERTFORDSHIRE DISTRICT COUNCIL

Planning (Listed Buildings and Conservation Areas) Act 1990

DECISION NOTICE

Correspondence Address:

Intouch Planning Ltd
4 Ennismore Close
Letchworth Garden City
SG6 2SU
United Kingdom

Applicant:

Mr Reihmer

Application:

24/02133/LBC

Proposal:

Internal alterations to include installation of underfloor heating with associated trench heaters to ground floor, replace existing hall floor, renovations to timber panelling in hall and dining room. Installation of plumbing, underfloor heating and electrical works to first and second floor and replace any damaged floorboards. Creation of wine room to lobby with insulated walls. Remove and block up existing Chef's kitchen window to install cupboards and modify opening into kitchen off service corridor (as amended by drawing no. 2023/32/101 Rev B and Scope of Works Rev B received on 16/01/2025).

Location:

Hexton Manor, Hexton, Hitchin, Hertfordshire, SG5 3JH,

Approved Plan Nos:

2023-32-04, 2023/32/02, 2023/32/03, 2023-41-101
2023-41-102, 2023-41-103, 2023/32/101 Rev B

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 7 October 2024.

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. Notwithstanding Condition 12 of listed building consent ref: 24/00255/LBC which states that in accordance with 4.2.1 of the submitted Scope of Works (Rev F), the parquet hall floor referred to at 5.3.4. of the submitted Heritage Statement shall remain in-situ, listed building consent is hereby granted to replace the parquet floor with Jordans Basebed Portland stone tiles.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the grade II listed building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Policy HE1 of the Local Plan.

3. Following lifting to allow for the installation of the plumbing, underfloor heating and electrical works and subject to their condition, the existing original pitch pine floorboards in Bedroom 2, en-suite to Bedroom 2, the seating area, Bedroom 3 and dressing room shall together with later Scots pine boarding, be relaid to complete these rooms 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 the grade II listed building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Policy HE1 of the Local Plan.

4. Following lifting to allow for the installation of the plumbing, underfloor heating and electrical works and subject to their condition, the existing original pitch pine floorboards in the lounge and kitchen located at the northern end of the house shall together with later Scots pine boarding, be relaid to complete these rooms 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 the grade II listed building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Policy HE1 of the Local Plan.

5. Prior to the formation of the consented opening, existing and proposed internal elevations of the access into the kitchen from the rear service corridor shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the works shall be undertaken in accordance with the approved details.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the grade II listed building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Policy HE1 of the Local Plan.

6. In accordance with 9.0 of the Scope of Works Rev B, the door to the Cloakroom off the Entrance Lobby hereby consented shall match the existing six-panel door serving this Cloakroom and accessed from the Main Hall in terms of construction and finish 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 the grade II listed building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Policy HE1 of the Local Plan.

Signed:



Shaun Greaves
Development and Conservation Manager

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

Date: 20 January 2025

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.