

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/03243/LBC	Remove existing render. Prior to applying a 3-coat lime rendering onto wooden laths, install breathable insulation into any available voids between frame members. Replace guttering in association with installation of a perimeter French drain around the building. Repair 3 windows to rear of building (not requiring listed building consent).	2 Crab Tree Lane Pirton Hitchin Hertfordshire SG5 3QE

Submitted Plan Nos

Location Plan Building Survey

1.0 Policies

HE1	Designated heritage assets
SECN16	Conserve + enhance historic environment

Site History

- 2.1 The most recent relevant planning history is:

19/01390/LBC- Replace existing single-glazed windows WG01-07 (incl); WG09 and WG010 together with WF 01; -02; -04-08 (incl) with double-glazed timber windows (as amended by drawing nos. CRAB-10-021 Rev 1; -30 Rev 1; - 31 Rev 1; - 32 Rev 1; and - 33 Rev 1 received on 05/09/2019 and drawing nos. CRAB-10-035 Rev 1 and - 036 received on 06/09/2019).

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.

Representations

- 4.1 **Pirton Parish Council** – No objections

Press & site notices – No comments received.

Planning Considerations

Site and Surroundings

- 5.1.1 3.1 Crabtree House is Grade II listed and dates from late 16th century – altered later. Listing NGR: TL1467031746. The description of the listing states: Timber frame on black stuccoed sill, roughcast. Steep old red tile roofs. A 2-storeys, L-shaped house set back from road facing E, with long, slightly lower, N crosswing. Stair wing in rear angle, and large internal chimney at the junction of the wings. Later internal S gable chimney. 2-bays hall range with chimney probably built in former cross-passage. Crosswing has 2 rooms on each floor with lobby between. Probably had lobby entrance by stack before present 2 entrances formed. E front has a door with gabled tiled open porch next LH corner and in middle of gable end of crosswing. 3 3-light casement windows to 1st floor and small window in line with central chimney with 4 conjoined tall diagonal shafts. 2 shafts to matching S gable chimney. Interior has jowled posts, long straight tension braces in walls and cross-walls. Clapsed-purlin roofs. Plank doors with old iron fittings. Segmental arched chamfered brick fireplace to chamber over hall. (sourced from Historic England) 3.2 The property was listed in 1988 as part of the re-evaluation of heritage assets in North Hertfordshire – entry number 1347109.

The list entry is copied below.

PIRTON CRABTREE LANE TL 1431 (North side)

7/144 No. 2 - (Crabtree House)

- II

House. Late C16, altered later. Timber frame on black stuccoed sill, roughcast. Steep old red tile roofs. A 2-storeys, L-shaped house set back from road facing E, with long, slightly lower, N crosswing. Stair wing in rear angle, and large internal chimney at the junction of the wings. Later internal S gable chimney. 2-bays hall range with chimney probably built in former cross-passage. Crosswing has 2 rooms on each floor with lobby between. Probably had lobby entrance by stack before present 2 entrances formed. E front has a door with gabled tiled open porch next LH corner and in middle of gable end of crosswing. 3 3-light casement windows to 1st floor and small window in line with central chimney with 4 conjoined tall diagonal shafts. 2 shafts to matching S gable chimney. Interior has jowled posts, long straight tension braces in walls and cross-walls. Clasp-purlin roofs. Plank doors with old iron fittings. Segmental arched chamfered brick fireplace to chamber over hall. (RCHM Typescript).

Listing NGR: TL1467031746

The property is location within the Pirton Conservation Area. A link to the conservation area appraisal is copied below.

[2023.03.21 - Pirton CAAMP 2023 - Final.pdf](#)

5.2 Proposal

5.2.1 The application is described as:

Remove existing render. Prior to applying a 3-coat lime rendering onto wooden laths, install breathable insulation into any available voids between frame members. Replace guttering in association with installation of a perimeter French drain around the building. Repair 3 windows to rear of building (not requiring listed building consent).

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 upon the Pirton Conservation Area.

5.3.2 The proposal seeks to remove the current external cementitious render which is considered to cause harm to the integrity of the fabric long term. Its removal is supported and the use of a traditional breathable external render is supported.

5.3.3 The proposed insulation using sheep's wool and chalk and lime render is welcomed as this will allow the building to breathe.

- 5.3.4 Silicate paint or limewash to the external walls following render works is also welcomed for the same reasons as stated in 5.3.3
- 5.3.5 Other proposed works such as the repairs to windows to the rear of the building and the French drain do not require Listed Building Consent but have been included here for completeness.

Impact on the listed building

- 5.3.6 The proposed works are considered not to cause harm the to listed building and its significance for the reasons stated in paragraphs 5.3.2 to 5.3.5.

Impact on the Conservation Area

- 5.3.7 The proposals will have no impact on the character of the conservation area as they seek to improve the integrity of the listed building through removal of inappropriate materials with materials that would benefit the integrity of this listed building and thereby the character and appearance of the conservation area.

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 on this occasion harm the listed building's special character or harm the character or appearance of the Pirton Conservation Area. 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  Anne McDonald Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 5 May 2026	