

North Hertfordshire District Council

Building Conservation comments

File Ref: 24/02078/FP

Date: 10/02/2025

Planning Officer: AH

Address: Land adjacent to Calebs Cottage, Stevenage Road, St Ippolyts, Hitchin, Hertfordshire SG4 7PE

Subject: Erection of one self-build detached 1-bed dwelling including landscaping and parking (as amended by plans received 19/11/24 and 25/11/24).

1.0 Recommendation

- 1.1 It is considered that the proposal would neither harm the significance of listed buildings nearby by adversely impacting upon their setting or harm the character or appearance of the St Ippolyts Conservation Area. The proposal therefore satisfies the provisions of Sections 66(1) and 72(1) of the Planning (LB & CA) Act 1990 and will accord with Section 16 of the Framework and Policy HE1 of the North Hertfordshire Local Plan 2011 – 2031, and is **UNOBJECTIONABLE** in heritage terms.

2.0 The Local Plan and NPPF (Dec 2024)

- 2.1 Policy HE1 of the North Hertfordshire Local Plan 2011 - 2031 is relevant as are the following paragraphs of the NPPF:
- **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*).

3.0 Context

- 3.1 The site is located within the St Ippolyts Conservation Area and lies directly east of Olive Branch (grade II listed – first description below) whilst diagonally opposite on the north side of Stevenage Road is The Jolly Tailors (also grade II – second description below). The listed buildings and area are Designated Heritage Assets for the purpose of applying the aims of the National Planning Policy Framework. The statutory list entry for Olive Branch reads as follows:

House. C16, a beer house 1840-1971, enlarged to rear in 2 stages since 1971. Timber frame on black stuccoed sill, roughcast, exposed timbers on 1st floor front with plastered infill panels. Steep old red tile roofs. A prominent 2-storeys, 2-cells plan building on roadside facing N with jettied, close-studded, upper front floor carried on heavy bull-nosed joists and 4 curved knee-braces, 2 flanking doorway in middle. 2 small flush 2-lights casement windows to ground floor with external boarded shutters. On 1st floor 2 small C19 2-lights casement

windows with small panes in the positions of original windows as shown by the framing. Very large external W gable chimney in narrow red brick with offsets and 2 diagonally set square shafts with corbelled caps. The house is trapezoidal on plan being set out at an acute angle to the roadfront. Interior has 2 rooms on each floor. 2-storeys parallel rear wing, gabled rear extension, and porch on E end of extension. (RCHM (1911)130 no.4: Pevsner (1977)214: RCHM Typescript: inf Mrs. Rance).

House. C17 or earlier former open hall house, C17 S bay and inserted chimney and floor, house divided in 1840, became beerhouse 1852 named 'Jolly Tailors' from James Croft 'Victualler and Tailor', gutted and renovated 1977. Timber frame cased in brick now roughcast, with steep old red tile roof. A 1 1/2-storeys, internal-chimney, 3-cells plan house facing W with S gable to road. W front has 3 small flush casement windows, entrance by internal chimney a third from N end, and 4 dormers on roofslope. N end has front extended down at N part and extended southward as open porch. Large external S gable chimney in thin red brick, Flemish-bond and with crow-step decoration. (Inf Mrs. Rance).



3.2 The following extract of the submitted Design and Access Statement is noted:

Before being sold to and becoming the garden of Caleb's Cottage in the 1980's, the site was used as the carpark for the adjoining public house known as 'The Olive Branch' and which is now a private house. Prior to its use as a carpark there had previously been a thatched-style house on the site and for which there is photographic evidence, together with further and uncontroversial evidence of the building itself, as seen clearly on a map of the area dating from 1884.

Consequently and given the clear precedent of a previous dwelling, we consider it to be both ideally suited and entirely appropriate once again to have a dwelling house upon this site. (See attached photograph and map).

- The photograph is from 'A Parish Remembers; St. Ippolyts memories and photographs from 1900 -1950'. Supplied by St. Ippolyts Parish Council.
- The map is supplied by the National Library of Scotland; Hitchin, Hertfordshire, Sheet 12. Enlarged to show the site and its immediate neighbours.

N.H.C.

3.3 The following map regression reproduced with permission from National Library of Scotland indicates the following:

Surveyed: 1878 to 1881
Published: 1884



Revised: 1896 to 1897
Published: 1899



Revised: 1946
Published: ca. 1948



- 3.4 The following extracts are taken from the St Ippolyts Village Conservation Area Character Statement produced by Wood Environment & Infrastructure Solutions UK Limited and is dated September 2019 (first extract is part of para 2.1.7).

merging into a tarmacked path across the village green. The green itself has stone kerbs to the road and along Stevenage Road the green is defined by a timber rail on posts, providing a level of definition to the green. Along Stevenage Road, properties front directly onto the street, with all buildings except The Olive Branch set back slightly from the street itself behind forecourts of planted gardens. Many of the properties now contain significant areas of hard standing and parking reducing the soft, planted character of the street. The spaces between them are hedged and the house east of The Jolly Tailors, which is outside the Conservation Area, has a garden wall against the street. Folly Lane, running south from the village green, is also tightly hedged on both

- 222 The Conservation Area is centred on an attractive village green which is a 20th century creation following the demolition of a large house on the site. The centre of the village contains a small number of pre-19th century buildings, with other complementary buildings of later periods spread along Stevenage Road, as well as the 19th century St Ippolyts School. The school building has a simple roof form enlivened with chimneys, pinnacles and an elaborate slate roof. The overall architecture ensemble contributes to the character of the setting of the church and core of the Conservation Area.

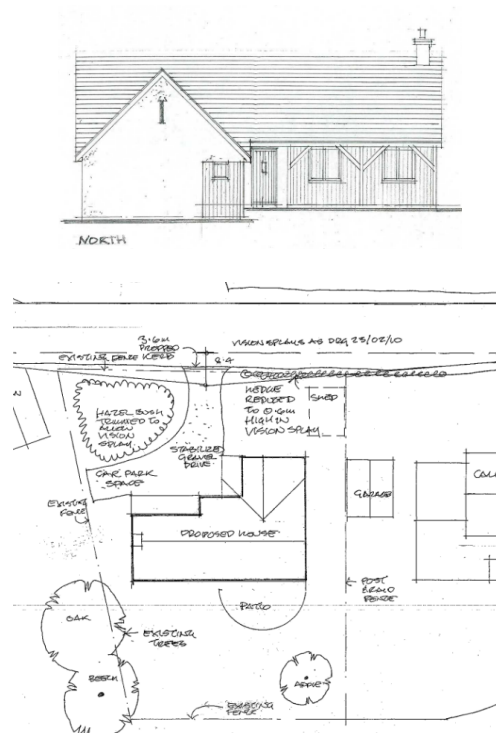


Key View KV3: View south over village green towards The Olive Branch and The Cottage Loaf on Stevenage Road.

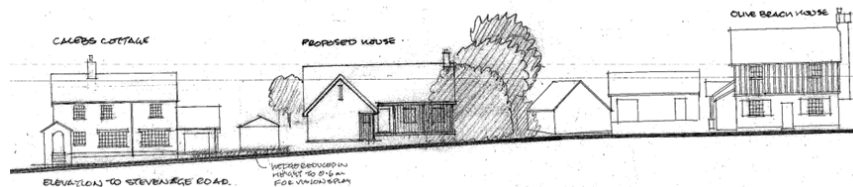
- 3.5 As noted above, the view across the green towards Olive Branch and the application site forms Key View 3 of the Character Statement.
- 4.0 **The Proposal - The erection of one self-build detached 1-bed dwelling including landscaping and parking (as amended by plans received 19/11/24 and 25/11/24).**
- 4.1 The proposed dwelling is single storey with vertical boarded and rendered elements and would not be overtly obtrusive within the streetscene and will have only a marginal impact upon KV3. Notwithstanding the fact that pre-1980's this tranche of land was the car park to the adjacent pub, what is now garden land to Calebs Cottage, is not considered particularly significant in terms of the significance of Olive Branch. It is acknowledged that the dwelling would be experienced with the setting of Olive Branch and that of other listed buildings nearby.



- 4.2 The proposed dwelling is modest in scale, bulk and form and will not detract from the setting of Olive Branch and that of other listed buildings nearby, thus would not adversely affect their significance.



- 4.3 The streetscene image is particularly helpful in assessing the proposal alongside its neighbours.



5.0 Suggested conditions

- 5.1 It assumed that the case officer will be dealing with any hard/soft landscaping, boundary treatment, cycle/bin store matters via condition if required.

1. Standard time condition.
2. Precise details or actual sample of the roof material for the dwelling shall be submitted to and approved in writing by the Local Planning Authority prior to the roof being covered. Thereafter the roof shall be implemented in accordance with the approved roof material.

Reason: To ensure that special regard is paid to character and appearance of the St Ippolyts Conservation Area under Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Policy HE1 of the North Hertfordshire Local Plan 2011 - 2031.

3. The walls, windows, timber post and braces shall be implemented in accordance with the materials as set out on approved drawing no. 23/02/03 unless otherwise agreed and approved in writing by the Local Planning Authority

Reason: To ensure that special regard is paid to character and appearance of the St Ippolyts Conservation Area under Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Policy HE1 of the North Hertfordshire Local Plan 2011 - 2031.

Mark Simmons
Senior Conservation Officer