

NORTH HERTFORDSHIRE DISTRICT COUNCIL

Planning (Listed Buildings and Conservation Areas) Act 1990

DECISION NOTICE

Correspondence Address:

Vincent and Gorbing
Sterling Court
Norton Road
Stevenage
Hertfordshire
SG1 2JY
United Kingdom

Applicant:

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Application:

25/02434/LBC

Proposal:

Erection of a brick garden room and covered outdoor patio area, together with internal alterations and alterations to the garden levels and paving.

Location:

Codicote House, The Park, Heath Lane, Codicote, Hitchin, Hertfordshire, SG4 8YU

Approved Plan Nos:

5291-VGPA-CH-XX-DR-PL-0001
CDH-BMD-A-11138 - Phase 2B
CDH-BMD-Z1-XX-DR-A-18103 P3
CDH-BMD-Z1-XX-DR-A-18162 P2
CDH-BMD-Z1-ZZ-DR-A-18101 P3
CDH-BMD-Z1-XX-DR-A-18140 P3
CDH-BMD-Z1-XX-DR-A-18141 P3
CDH-BMD-Z1-00-DR-A-11130 P3
CDH-BMD-Z1-00-DR-A-11137 P2
CDH-BMD-Z1-00-DR-A-11150 P3- Phase 2C
CDH-BMD-Z1-00-DR-A-11151 P3 - Phase 2C
CDH-BMD-Z1-00-DR-A-13002 P3
CDH-BMD-Z1-XX-DR-A-12000 P2
CDH-BMD-Z1-XX-DR-A-12105 P3 - Phase 2
CDH-BMD-Z1-XX-DR-A-12106 P2 - Phase 2A

CDH-BMD-Z1-XX-DR-A-12107 P3 - Phase 2C
CDH-BMD-Z1-XX-DR-A-18100 P6 -
CDH-BMD-Z1-XX-DR-A-18101 P3
CDH-BMD-Z1-XX-DR-A-18102 P5

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 21 November 2025.

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. The development hereby permitted shall be carried out wholly in accordance with the details specified in the application and supporting approved documents and plans listed above.

Reason: To ensure the development is carried out in accordance with details which form the basis of this grant of permission.

3. Natural Welsh Slate shall be used on the roof of the Garden Room hereby approved 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 building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Policy HE1 of the North Hertfordshire Local Plan.

4. A sample panel indicating brick type, bond and mortar mix for the Garden Room hereby approved shall be erected on site close to the existing rear (west) wall of the C19 addition and shall be made available for inspection by the Local Planning Authority and thereafter approved in writing by Local Planning Authority prior to the commencement of the construction of the Garden Room above the level of the garden terrace hereby approved. The development shall be carried out in accordance with the approved detail.

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

5. A sample of the stone to be used for the doorcase and step to the 'Family Entrance' as indicated at no.3 on approved drawing no. 18100 P5 shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of that part of the development hereby approved. The development shall be carried out 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 building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Policy HE1 of the North Hertfordshire Local Plan.

6. The powder-coated metal framed structure forming the covered external seating area shall be finished in a colour to match the new brickwork to the Garden Room approved under Condition 4 above 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 building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Policy HE1 of the North Hertfordshire Local Plan.

7. Full joinery details (including 1:1 scale section of glazing bars) of the new glazed doors and sidelights numbered 2 on approved drawing no. 18141 P3 shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of that part of the development hereby approved. The development shall be carried out 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 building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Policy HE1 of the North Hertfordshire Local Plan.

Signed:



Shaun Greaves
Development and Conservation Manager

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

Date: 19 February 2026

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.