

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
24/02143/LBC	Internal partition alterations, bathroom and ensuite refurbishment and wall plaster repairs. New heating and hot water installation (as amended by revised Heritage, Design and Access Statement and drawing nos. 2411_01A and 2411_02A received on 19.11.2024).	The Old Rectory Stevenage Road Little Wymondley Hitchin Hertfordshire SG4 7HY

Submitted Plan Nos

2411_00 2411_01A 2411_02A

HE1 Designated heritage assets

SECN16 Conserve + enhance historic environment

2.0 **Site History**

2.1 The relevant planning history is as follows:

88/00819/1LB - Erection of two and single storey side extension.
CON 06.10.1988

88/00882/1 - Erection of two and single storey side extension.
CP 06.10.1988

94/00413/1HH - Single storey side extension (as amended by plan received 08.08.94).
CP 19.08.1994

94/00590/1LB - Single storey side extension following demolition of existing (as amended by plan received 08.08.94).
CON 19.08.1994

3.0 **Policies**

3.1 Policy HE1 of the North Hertfordshire Local Plan 2011 – 2031 is relevant as are the following paragraphs of Section 16 of the National Planning Policy Framework:

- ☐ **200** (*local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting*)
- ☐ **203** (*desirability of new development making a positive contribution to local character and distinctiveness*),
- ☐ **205** (*great weight should be given to the asset's conservation*),
- ☐ **206** (*clear and convincing justification*), and
- ☐ **208** (*harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use*).

4.0 **Representations**

4.1 **Wymondley Parish Council** – No comments received.

Press & site notices – Internal alterations only, therefore, no requirement for notices and no comments received.

5.0 **Planning Considerations**

5.1 **Site & Surroundings**

- 5.1.1 The Old Rectory (previously known as The Laurels and referred to as in the listing address) is grade II listed and is a Designated Heritage Assets for the purpose of applying the aims of Section 16 of the NPPF. The list description reads as follows:

House. Early C18 brick casing of possibly older house. Roughcast E and W ends with surface recessed from brickwork of front. Chequered red and blue brick. Slated roof. A 2-storeys, 2 windows wide, double-pile plan house with central entrance and gable chimneys, set well back from the road facing S. Symmetrical S front has central recess over gabled porch to 6-panels door (2 glazed: 2 fielded: 2 flush). Flush box sash windows with 8/8 panes and flat gauged arches to both floors. Painted soffit to projecting eaves.

5.2 **Proposal**

- 5.2.1 The proposal was originally described and advertised as '***Internal partition alterations, bathroom and ensuite refurbishment and wall plaster repairs. New heating and hot water installation***'.

5.3 **Key Issues**

- 5.3.1 The key issue here is to consider the impact of this proposal on the internal character of this grade II listed building. With reference to Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990, the following should be noted: "In considering whether to grant listed building consent for any works the local planning authority or the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special interest or historic interest which it possesses".
- 5.3.2 A site meeting was convened on 11 November at which the Conservation Officer made the following comments:
- ☐ Consider repositioning existing unauthorised staircase on first floor landing above the secondary rear staircase effectively closing off the ground to first floor secondary staircase.
 - ☐ Change the openings to the Bedroom 1 cupboards to single doors only.
 - ☐ Retain Bedroom 3 access.
 - ☐ Reposition Bedroom 3 ensuite door to utilise previously bricked-up gable end window opening.
 - ☐ Avoid applying modern plaster skim finishes where there are existing lath-and-plaster wall and instead consider applying a lime plaster skim finish to these areas.
- 5.3.3 On 19 November, the agent responded by email enclosing revised plans and a revised Heritage, Design and Access Statement, stating:

Generally, we have reduced the scope of works in respect of new openings formed in the historic building fabric. We have considered moving the new stair to the second floor but I feel this works best accessed through the landing cupboard door (D34) and in order to achieve head height we would require a modest rear dormer. This work subject to approval would not form part of this first phase of work so we would make an application to alter the stairs under a separate application.

- 5.3.4 The amended scheme is a positive response to matters raised as stated above, reducing the impact on historic fabric.

5.4 **Alternative Options**

- 5.4.1 Although the suggestion of relocating the staircase serving the second floor has not been resolved, the current proposals are acceptable.

5.5 **Pre-Commencement Conditions**

- 5.5.1 None applicable.

5.6 **Conclusion**

- 5.6.1 It is considered that the proposed alterations (as amended) will not harm the listed building's special character, thereby, satisfying the provisions of Section 16(2) 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 That Listed Building Consent be **GRANTED** 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. As noted on drawing no.2411-02A, all new internal doors shall be a 4-panel timber type to match other 4-panel timber doors on the first floor 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.

3. In accordance with the revised Heritage, Design and Access Statement received on 19 November 2024, where existing lath-and-plaster finishes exist in the following rooms/space:

- i) Bedroom 1
- ii) Bedroom 2
- iii) Bedroom 3
- iv) Landing

consent is granted to apply a lime-based plaster skim finish only to the existing walls and ceilings.

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. In accordance with the revised Heritage, Design and Access Statement received on 19 November 2024, consent is granted for the walls and ceilings of the following rooms to be skimmed with modern plaster:

- i) Family bathroom,
- ii) Ensuite serving Bedroom 1,
- iii) Ensuite serving Bedrooms 3 and 4,
- iv) Bedroom 4.

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  Anne McDonald	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 20 November 2024	

