

Conservation and Urban Design Advice

Reference: 3/22/1663/LBC

Planning case officer: Maya Cullen

Site address: Westmill House, Westmill Road, Westmill, Ware, Hertfordshire, SG12 0ET

Date of consultation: 19/08/2022

Date of response: 30/09/2022

Heritage considerations: GII* & GII

Recommendations:

- Objection
- No objection
- Further information and/or amendments required

Observations:

This is a Grade II* & GII Listed Building. The list description states;

“House. Early C17, plastered and rewindowed in Georgian manner 1781 (RCHM Typescript). Timber frame plastered and lined as ashlar. Steep old red tile roof with hip at NW corner. A large L-shaped house facing W. 2-storeys, cellar and attics. N wing extends to rear, with a stair tower in the angle. Principal room at S end of W wing with a large rear fireplace (external lateral chimney stack with 3 diamond stalks) and this room formerly occupied much of the entrance hall. The parlour was at N of this wing and formerly extended to S where there is now a study. Kitchen in NE wing with service room at E end. Chimney at junction of the wings and stair in the angle with an early C17 balustrade surviving in the attic storey. C17 cross-windows survive on the N elevation with a small bellcote next the middle 1st floor window. Formal W front has a moulded eaves cornice 5 flush box sash windows with small panes of Crown-glass and a central 6-panel fielded door with semi-circular fanlight with interesting Gothic tracery. Tuscan doorcase with attached columns and open triangular pediment. Wall painting with Corinthian capital in 1st floor room over kitchen”.

Within the grounds of Westmill House is a Grade II listed wall. The list description states;

“Garden wall. C17, altered C18, raised on E side in C19. Red brick with E side raised in Hitch's patent brick. High garden wall around 3 sides of garden on rising slope to S of house. W side C17 stepped and buttressed with double-sloped brick cresting. W half of S

side C18 red brick in regular Flemish- bond. E half of S side in irregular old red brick with wide joints and irregular bond. Similar walling continues in the lower part of the E side, with Hitch bricks of large size and with special coping in the upper part”.

The proposal is for the alteration to size of previously approved garage windows (3/21/1690/LBC & 3/21/1689/HH).

A previous application for the conversion of the garage into annex (3/21/1690/LBC) was approved in January 2022, so the principle of the conversion has already been agreed. The conservation officers findings were; *“the proposals will not result in any impact on the historic fabric as the garage extension is of a modern construction. We are content with the proposed material details submitted. Now that the plans have been amended, the proposals will result in a neutral impact on the character and special interest of the listed building”.*

The proposal is to reduce the size of one window in the West elevation, there will be no other changes in materials or design.

As the principle of the conversion has already been agreed the adjustment to the 1 no. window will have a neutral impact on the character and special interest of the listed building, consequently I have no objection to this application.

Planning Conditions:

General

- 2E07: Boundary walls and fences
- 2E11: Materials of construction
- 2E12: Sample of materials
- 2E13: Matching materials
- 2E15: Matching brickwork
- 3V21: Hard surfacing
- 4P12: Landscape design proposals
- 4P13: Landscape works implementation

Listed Buildings

- 8L01: Timber structure
- 8L02: New timber frame
- 8L03: New windows
- 8L04: New doors
- 8L05: New plasterwork
- 8L06: New brickwork
- 8L07: New weatherboarding
- 8L08: New external rendering
- 8L09: Rainwater goods

- 8L10: Making good
- 8L11: Repair schedule