

CONSERVATION AND DESIGN

Reference Number	3/13/0542/LB	Date of Consultation	
Officer	Michael Chalk	Date of Response	10 May 2013
From	Sarah Leete-Groves		

Site Address	The Moat House, Old Hall Green, Ware, SG11 1HE
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Listing Grade	Grade II	Conservation Area	Yes	No
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	Pre Application Advice
	No Comments
	Recommended Refusal (Suggested reasons for refusal see Below)
	Recommended Permission / Consent / Approval (Suggested Conditions Overleaf)

OBSERVATIONS

The following observations have assessed the impact the proposed single storey rear extension, internal alterations, new windows on south elevation, insertion of staircase and conversion of loft to habitable room. Would have on the significance of The Moat House as a Grade II heritage asset.

The Moat House originally a barn now a house, the value of which is illustrated through the evolution of the buildings historic core namely; early C17th timber frame on red brick sill, altered and extended in the C19th and later in the C20th '*three and a half bays of aisle at north-west widened and rebuilt*'. Historically the building displays vernacular construction techniques 'Heavy jowled posts on spur sill-walls, with curved braces to arcade plates. Face-halved bladed scarf joint over each post. Cambered tie-beams and sinuous braces in midstray' and through its proportion and form provides evidence on its historic relationship with the associated farm stead and wider agricultural landscape. Architecturally the buildings form is demonstration through its historic function as and agricultural building, details of architectural elements are further described in the 1984 list description. The communal value of which is found in the historic relationship the barn has with the wider agricultural character of Old Hall Green and more immediate farmstead.

In summary The Moat House an C17th timber frame building demonstrating vernacular construction techniques with a strong relationship with the immediate and wider built, agricultural and social character of Old Hall Green.

In considering the internal works these would result in the removal of later internal partitions, which is acceptable. However the inclusion of an attic room would result in the introduction of a ceiling which in turn would result in the characteristic roof structure being visually removed from the interpretation of the significance of the asset. However on balance the ceiling is reversible for future reference. I would recommend more detail of the fixing of ceiling is provided through condition as there is concern it may have a detrimental impact on the timber frame structure.

The proposed single storey extension is considered to have little impact on the significance of the listed building.

In summary the proposed works are considered to have little impact on the significance of the listed building.

Recommend Approval

STANDARD DIRECTIVE		LISTED BUILDING CONDITIONS	
	25LB Listed Building Advice		8L01 Timber Structure
GENERAL CONDITIONS			8L02 New Timber Frame
	2E02 Programme of Archaeological Work	X	8L03 New Windows
	2E07 Boundary Walls and Fences	X	8L04 New Doors
	2E12 Sample of Materials		8L05 New Plasterwork
	2E16 External Timber Work		8L06 New Brickwork
	2E41 Protection of Bats		8L07 New Weatherboarding
	3V21 Hard Surfacing (Roads, Driveways)		8L08 New External Rendering
			8L09 Rainwater Goods
		X	8L10 Making Good
			8L11 Repair Schedule
			8L12 Conservation Area Demolition
			8L13 Conservation Area Clearance of Site