

CONSERVATION TEAM CONSULTATION APPLICATION RESPONSE

APPLICATION REF:	25/01383/LBC
CASE OFFICER:	SK
APPLICATION SITE:	Highover Farm, Highover Way, Hitchin Hertfordshire SG4 0RQ
DESCRIPTION OF WORKS:	Internal and external alterations to threshing barn to facilitate change of use to 2no. self-contained dwellings (Unit 3 to also include adjacent unlisted, single-storey courtyard building) (as amended by drawing nos. 2208.PL.02C, - PL03C; - PL04B; - PL05C; - PL06C; - PL07B; and - PL09B received on 19/08/2025 and amplified by Structural Appraisal of removal of Roof Covering to Existing Corner & Threshing Timber Barns dated 27/08/2025 and received on 28/08/2025).

RECOMMENDATION:

I have updated the description above to reflect the fact that some amended drawings do not specifically relate to the listed barn therefore do not need to form of the suite of drawings for LBC i.e. 2208.PL.08B; - PL.10B and PL.12A. I raise **NO OBJECTION** on the basis that the proposal will satisfy the provisions of Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and the aims of Section 16 of the NPPF and Policies HE1 & HE2 of the North Hertfordshire Local Plan 2011-2031.

DETAILED ANALYSIS AND CONSIDERATIONS:

I previously stated on 27 July 2025 the following matters are considered key to the success of this conversion: i) size, number, and position of openings and ii) steel frame envelope. In my 2nd memo on 9 September, I raised a number of matters and I note the applicant's response in email dated 11 September 2025 and consider the points sufficiently well-articulated to justify the position the applicant as taken. I do not intend taking issue with these matters further.

Suggested conditions (draft only and may need to consider others or amendments).

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. Notwithstanding the red coloured timber frame sections identified at 5.1.6 Internal Elevation 24 on page 25 and 5.1.7 Internal Elevation 26 on page 28 of the Heritage Consulting Condition Survey dated 16 June 2025, these frame members and any others identified during further inspections of the frame shall form part of a detailed full inspection with the Local Planning Authority and their removal shall be agreed with the Local Planning Authority prior to the new frame members being formed. Furthermore, where new frame sections are required, these shall be undertaken in oak 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 listed barn under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990

4. Notwithstanding reference to '*a new steel frame is to be erected in front of the existing timber frame*' at 4.1 of the Heritage Consulting Condition Survey (16 June 2025), the Threshing Barn shall not be over-framed in steel unless otherwise agreed and approved in writing by the Local Planning Authority. Full details of all proposed steelworks shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of any steel work. Thereafter the steel work shall be undertaken 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 this grade II listed building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Policy HE1 of the Local Plan.

5. Section details of all roof and wall insulation works shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the insulation works. Thereafter this work shall be undertaken 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 this grade II listed building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Policy HE1 of the Local Plan.

6. As agreed by the case officer by email on the existing slates shall be temporarily removed and stored securely on site ready for reuse. The roof shall be temporarily covered with as agreed by email on As part of the conversion works and prior to occupation the temporary roof covering shall be replaced with salvaged natural slate 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 this grade II listed building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Policy HE1 of the Local Plan.

7. A sample of the facing brickwork for the plinth shall be submitted to and approved in writing by the Local Planning Authority prior to the plinth being constructed. The plinth thereafter shall be built in accordance with the approved brick sample.

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

8. A sample of any new weatherboarding and details of its external finish shall be submitted to and approved in writing by the Local Planning Authority prior to its installation. Thereafter the weatherboarding shall be installed in accordance with the approved sample and finish.

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

9. All new windows and doors shall be manufactured in timber 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 this grade II listed building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Policy HE1 of the Local Plan.

10. All new openable windows shall receive flush casements 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 this grade II listed building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Policy HE1 of the Local Plan.

11. All new rainwater goods shall be black metal or cast-iron effect, details of which shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the rainwater goods shall be installed 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 this grouping at Highover Farm under Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Policy HE1 of the Local Plan.

CONCLUSION:

Generally, an acceptable scheme although further details are awaited of the steel interventions to the Threshing Barn. Please note my comments under ref: 25/01420/FP where I reference Manor Farm, Kelshall and the benefit of having 3-D visualisations of the relationship between steels, new timber members and the existing frame.

OFFICER: Mark Simmons

DATE: 02/10/2025