

CONSERVATION TEAM CONSULTATION APPLICATION RESPONSE

APPLICATION REF:	26/00319/LBC
CASE OFFICER:	TH
APPLICATION SITE:	Barn to the west of Lordship Farmhouse, Pirton Road Holwell, Hertfordshire
DESCRIPTION OF WORKS:	Conversion of a grade II listed building and associated building to create two semi-detached dwellings (1 x 3 bed and 1 x 4 bed) including demolition of modern extension and replacement single storey extension. Internal and external alterations.

RECOMMENDATION:

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 Policy HE1 of the North Hertfordshire Local Plan 2011-2031.

SHORT SUMMARY:

First, several plans do not need to form part of the plan series for this application as these relate to new build: **W306, W307, W317, W318, W319, W320, W321, W322, W323, W324, W325, W326, W327, W328, W329 and W330.**

Impact on listed building's special character and its setting

Whilst the alterations will impact upon the special character of both buildings, the interventions are generally quite modest with minimal impact upon historic fabric. The proposal will ensure the long-term use of these buildings, the setting of which will be impacted upon by the new build considered under ref: 26/00318/FP.

Harm, preserve or enhance.

Although it may be considered that the scheme will result in a small amount of less than substantial harm, the proposal will secure an optimal viable use for this listed building, positively outweighing the harm.

SITE CONTEXT:

Barn at Lordship Farm to Wnw of Farmhouse is grade II listed and is a Designated Heritage Assets for the purpose of applying the aims of Section 16 the National Planning Policy Framework (NPPF). The list entry can be found at the following link:

<https://historicengland.org.uk/listing/the-list/list-entry/1103223?section=official-list-entry>

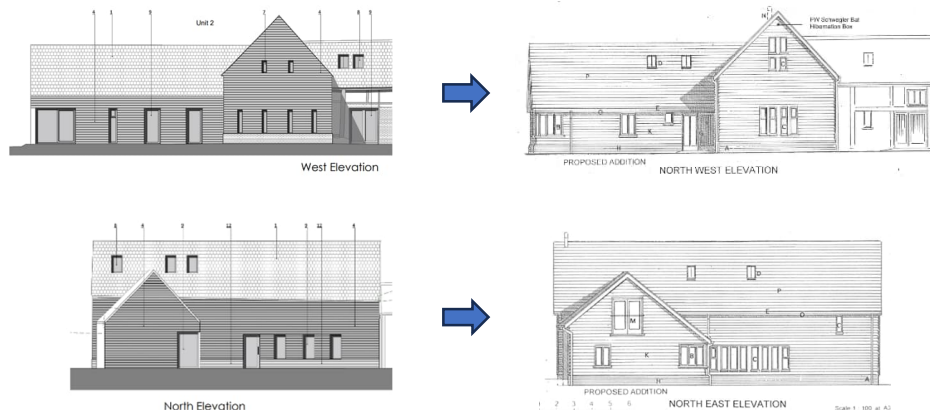
Although noted as not being of special interest to merit listing in its own right, the part timber frame/part brick building attached to the south appears to be a former stable/storage building. Historically, this barn and its listed neighbour were accessed from the east, from an access that also served the farmhouse. This attachment to the listed barn is considered to be curtilage-listed. I am satisfied that other buildings within the farm building complex do not possess curtilage-listed status.

DETAILED ANALYSIS AND CONSIDERATIONS:

The key heritage issues are to consider the impact of the proposal upon the special character of this listed building. I previously commented on a scheme to convert this barn under ref: 18/01187/LBC. I then commented on a scheme to convert this barn under ref: 22/01843/LBC raising no objection to this scheme. Although the status of the Local Plan had changed by 2022 there had been no material change in policy to affect my recommendation to support the proposal. The current scheme is slightly different and a different version of the NPPF is now applied.

Comparison with 2022 consented scheme

The proposal has adopted a more conventional fenestration rather than the slightly more contemporary approach previously. In terms of the northwest elevation, the left-hand addition has been shortened but is wider with a lower eave height. This is only achieved by introducing an asymmetrical wider gable which I consider to be a retrograde step. I advise that the northeast gable remains symmetrical and that the additional ground floor space is created by introducing a lean-to to the northwest elevation. I am also unconvinced by the glazed doors and juliet balcony at first floor in the northeast gable end. I am prepared to consider a simple, modest-sized, glazed opening perhaps even with ledged-and-braced 'shutters.'

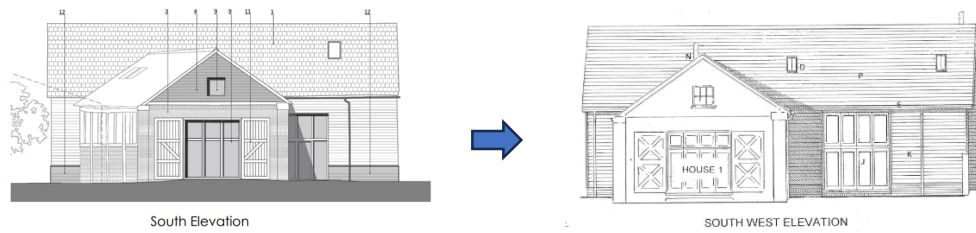


I am not convinced by the fenestration in the northwest elevation gable end and question the justification for the 4no. first-floor windows in the gable end that serve a mezzanine sitting area. Could this not be reduced to two? Furthermore, the repetition of 8no. openings to the right of this gable creates an overtly domestic character. Considering the lack of framing in this part of the barn, I would not be opposed to let's say a 'picture window' or two being introduced (see below) and which would also maximise views out towards Holwell church. These could be different sizes (blue infill below) and omit glazing in red infill. I appreciate that such openings would not be the same 'language' as the more conventional openings.

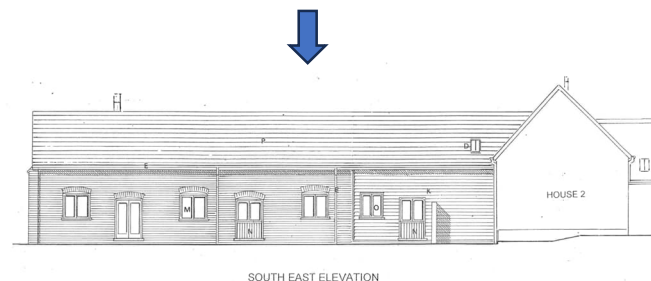
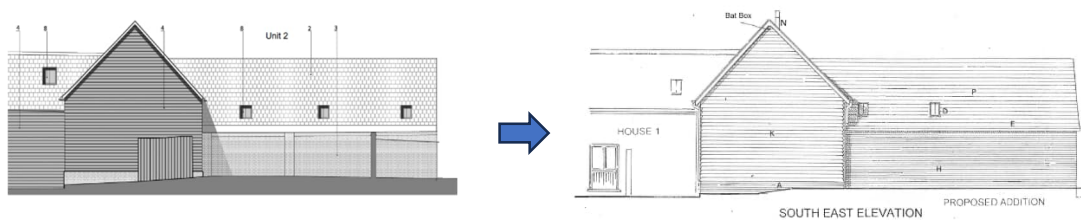


I am satisfied that the Southwest Elevation will work well. Ledged-and-braced as opposed to cross-braced doors may be lightly better for the large 'shutter' doors but that is a minor

point (see doors below on main barn). Regarding the floor plan for House 1, the 'shutter' doors to the gable end are not shown and I also queried on site the ceiling height of the rooms in this unit.



I also raise no objection to the fenestration for the Southeast Elevations below.



As stated below at 6.13 of the submitted Planning, Design & Access Statement:

The proposal has the effect of securing the optimum viable long-term use of the building thereby ensuring its maintenance and survival for future generations to come. It also delivers the benefit of removing the current accretion of poor quality 20th century development which envelops the historic building.

The only other issue raised on site regarding House 1 was the boundary wall delineating the boundary with Lordship Farmhouse. I am prepared to accept a slight increase in height for most of its length and then stepping up further to more fully enclose the small outside space to House 2.

Suggested conditions

The conditions below are those used under ref: 22/01843/LBC.

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. Prior to the replacement of any part of the timber frame forming part of the listed barn and curtilage-listed outbuilding, the extent of works and confirmation of the type of material to be used, shall be submitted to and approved in writing by the Local Planning Authority prior to the frame replacements being introduced.

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.

3. Notwithstanding the fact that both the listed barn and curtilage-listed outbuilding have existing slate roofs and that drawing no. PL-08 refers to 'Roof tiles to closely match existing in colour and appearance', the roofs of both buildings shall be covered with natural slate and any shortfall made up from slates to match, 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 and curtilage-listed outbuilding under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

4. A sample of the brick to be used to construct the plinth to the listed barn (Unit 2) shall be submitted to and approved in writing by the Local Planning Authority prior to the construction of the plinth hereby approved.

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.

5. All new windows, external doors, and frames to glazed screens at Units 1 and 2 shall be constructed 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 the listed barn and curtilage-listed outbuilding under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

6. Full details of all insulation systems to external walls and roofs shall be submitted to and approved in writing by the Local Planning Authority prior to the installation of the insulation.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the listed barn and curtilage-listed outbuilding under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

7. All new rainwater goods shall either be black-painted metal or black cast-iron effect unless otherwise agreed and approved in writing by the Local Planning Authority.

Reason: To ensure that special regard is paid to preserving the setting of the listed barn and curtilage-listed outbuilding under Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

HERITAGE POLICY ASSESSMENT:

Planning (Listed Building and Conservation Areas) Act 1990:
Section 16(2)

North Hertfordshire Local Plan 2011-2031:
Policy HE1

NPPF (December 2024):

The following paragraphs are relevant:

- **135 c)** (sympathetic to local character and history, including the surrounding built environment),
- **207** (local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting)
- **210** (desirability of new development making a positive contribution to local character and distinctiveness),
- **212** (great weight should be given to the asset's conservation),
- **213** (clear and convincing justification), and
- **215** (harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use).

CONCLUSION:

The content of the submitted Planning, Design & Access Statement is noted and I draw attention to para 6.14:

In terms of the adjoining historic barn RWB notes that any less than substantial harm arising from the conversion works must be balanced against the fundamentally positive benefit of the scheme which results from the provision of a viable long-term use for the building. In particular it is highlighted that the timber frame of the west elevation of the building, is in a very serious state of disrepair to the extent that it is considered that there is a medium-term risk of large-scale structural failure and collapse. Therefore whilst the works proposed to this barn are similar to the extant scheme they now also include a new internal support wall to address the potential structural failure of the building.

Apart from receiving a response to the comments above, I find this proposal
UNOBJECTIONABLE.

OFFICER: Mark Simmons

DATE: 09/04/2026