

CONSERVATION TEAM CONSULTATION APPLICATION RESPONSE

APPLICATION REF:	25/01539/FP & 25/01540/LBC
CASE OFFICER:	TR
APPLICATION SITE:	Holborn Farm, Dane End, Therfield, Royston, Hertfordshire, SG8 9RH
DESCRIPTION OF WORKS:	<i>Extension and conversion of the existing barn into a five bedroom dwelling with associated landscaping, following demolition of non-original stable extension, car port and lean-to structure.</i> <i>Extension and conversion of the existing barn into a five bedroom dwelling with associated landscaping, following demolition of non-original stable extension, car port and lean-to structure. Internal alterations.</i>

RECOMMENDATION:

Although there would be a small amount of harm occasioned to the barn by reason of alterations, extensions and change of use, the amended scheme is considered overall to be a sensitive yet contemporary handling of the host building. Whilst not fully compliant with Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, paragraph 215 of the NPPF states that harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use. This is a case where the scheme will enable the heritage asset to be used in a manner that secures its conservation and preserves its significance (part a, Policy HE1 of NHLP) and where the less than substantial harm identified will serve to secure the asset's optimum viable use (part c, HE1 of NHLP). Thus, I raise **NO OBJECTION**.

**** The above would apply to ref: 25/01539/FP whilst for ref: 25/01540/LBC, Section 66(1) would need replacing with Section 16(2).**

SHORT SUMMARY:

Impact on listed building's special character and its setting

The proposal will have a modest impact on the barn's special character as a traditional agrarian storage building but will not harm the significance of Holborn Farmhouse.

Harm, preserve or enhance.

The proposal will have a mildly erosive impact upon the barn's special character, but this is justified in the recommendation above.

DETAILED ANALYSIS AND CONSIDERATIONS:

I received amended plans on 13 October together with the following response from Miles Kelsey:

I have provided a description of the changes below and have bubbled the areas in question on the drawings in orange:

1. *The car port addition has been reduced to single storey only. The drawings demonstrate it's location and sale in reference to the existing non-original structure (old structure shown in orange, to be demolished, with blue dimensions showing any difference to existing). The new single storey structure in this location is of very similar proportions and scale to the existing, but reduced in length to allow it to be set away from the listed building. The single storey structure is clad in brickwork to match existing stables in this location. However, the applicant wanted to note this can be changed to black timber vertical boards to match the other buildings on the site if this is preferred.*
2. *The glazed link between the car port structure and the main barn is reduced to single storey only.*
3. *The layout of the plant, utility and secondary entrance space has been reconfigured to simplify the external elevations allowing the facades to match the existing brick structure in this location very closely.*
4. *The window in the western gable end of the main barn has been reduced in scale to a narrow window as per the conservation officers comments.*
5. *The west elevation of the lean-to addition has been re-designed to introduce more timber cladding and smaller and less domesticated glazed openings. We have introduced timber framing elements to match the aesthetic of the more agreeable bedroom wing design, to mimic a more agricultural appearance.*
6. *The lean-to addition is re-planned internally to house the master bedroom that was removed from the first floor of the car port wing.*
7. *The western end of the barn is reconfigured to accommodate a study at first floor and cinema room at ground floor. There is an additional rooflight in the northern elevation of the barn to improve daylight in to the study space. Please note this rooflight position was considered agreeable in the previously approved planning application and listed building consent on this site.*
8. *A feature spiral staircase is added into the atrium space in place of the single flight straight stair shown previously to improve the space planning of first and ground floor here.*

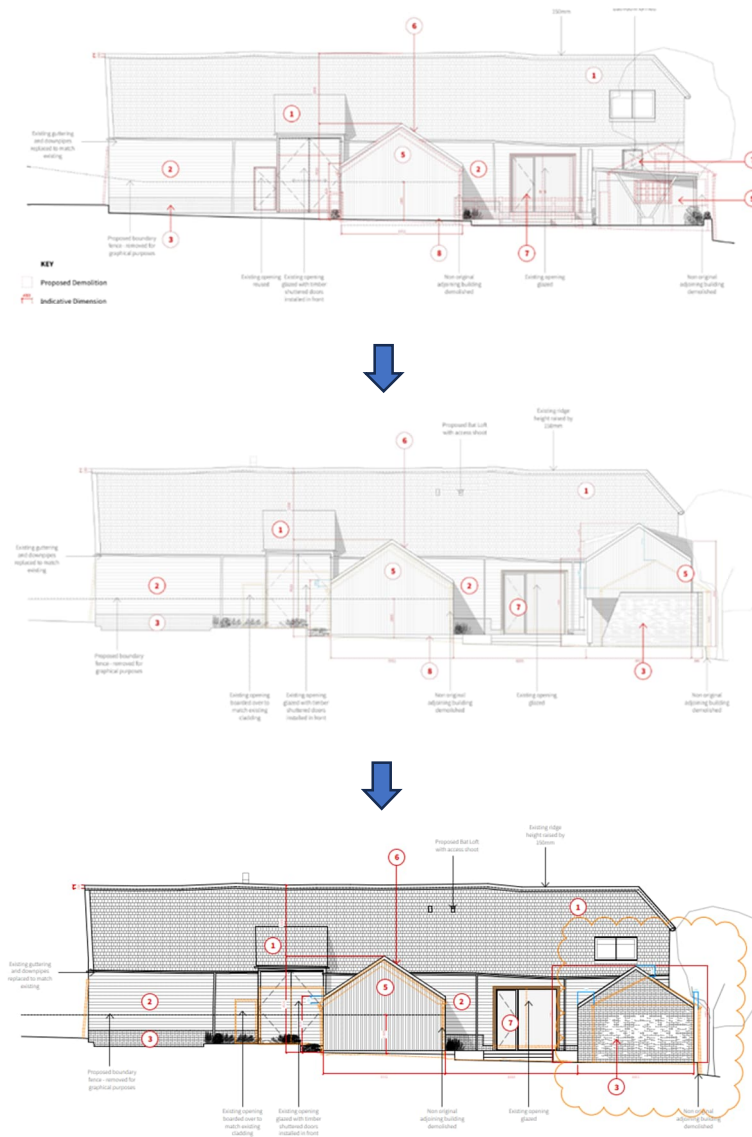
Unless the first floor study is potentially also used as a bedroom, this proposal reverts to a 4-bed scheme.

I suggest the following descriptions.

- **25/01539/FP**- *Extension and conversion of the existing barn into a four bedroom dwelling with associated landscaping, following demolition of non-original stable extension, car port and lean-to structure (as amended by drawing nos. 300-Pr Rev P2; 301-Pr Rev P2; 302-Pr Rev P2; 303-Pr Rev P2; 310-Pr Rev P2; 311-Pr Rev P2; 312-Pr Rev P2; 313-Pr Rev P2; 314-Pr Rev P2 and 315-Pr Rev P2 received on 06.10.2025).*
- **25/01540/LBC** - *Extension and conversion of the existing barn into a four bedroom dwelling following demolition of non-original stable extension, car port and lean-to structure. Internal and external alterations (as amended by drawing nos. 300-Pr Rev P2; 301-Pr Rev P2; 302-Pr Rev P2; 303-Pr Rev P2; 310-Pr Rev P2; 311-Pr Rev P2; 312-Pr Rev P2; 313-Pr Rev P2; 314-Pr Rev P2 and 315-Pr Rev P2 received on 06.10.2025).*

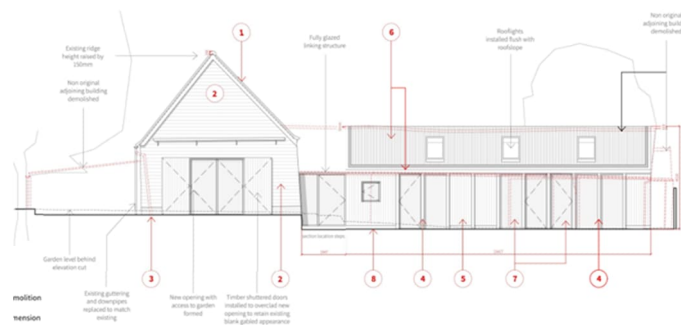
The changes to the north elevation are welcomed and acceptable.

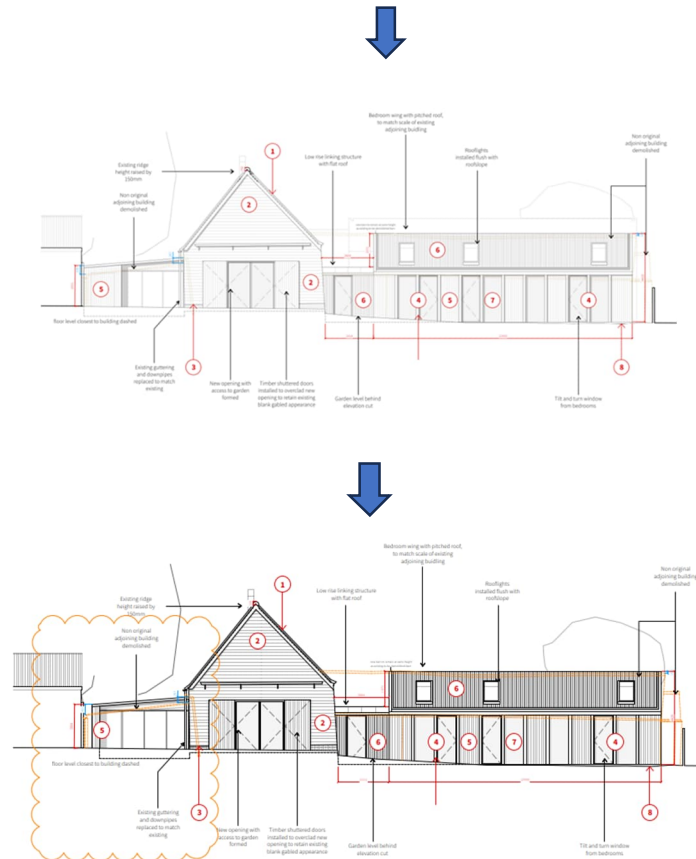
North Elevation



The East Elevation is where the least amount of change is proposed and I found the previous submission unobjectionable. The latest changes to this elevation are considered acceptable.

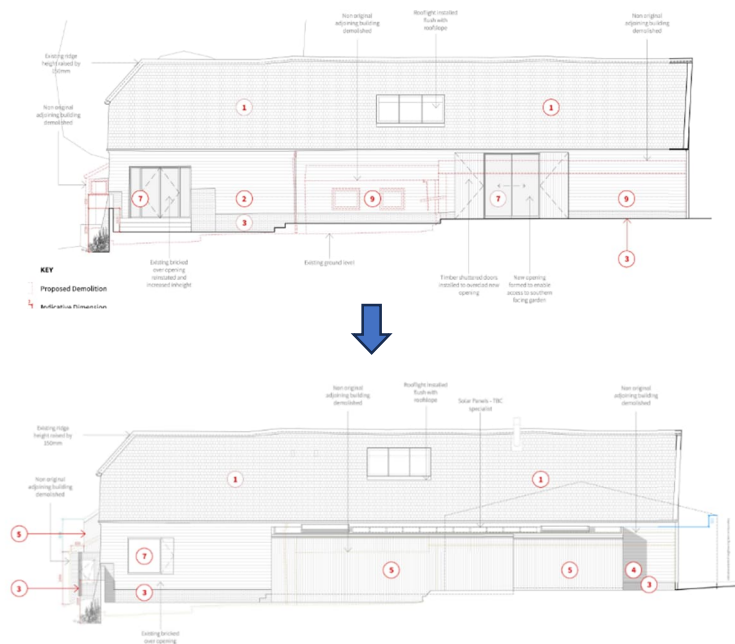
East Elevation

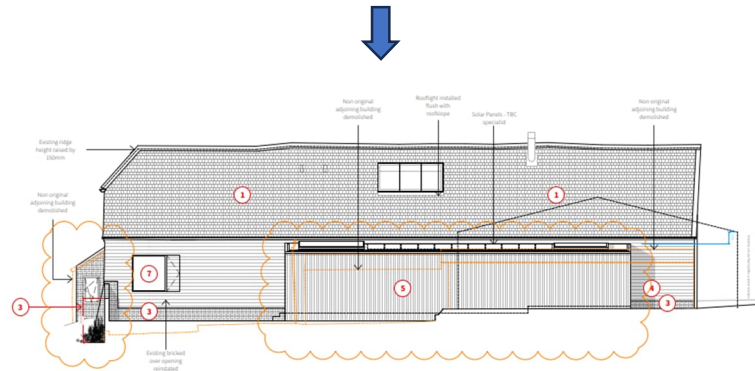




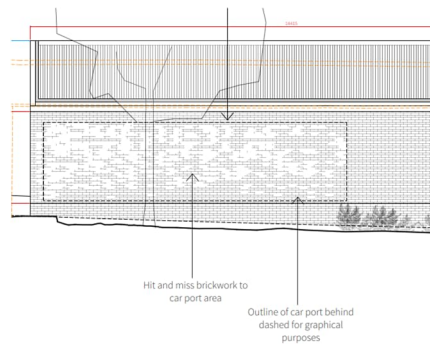
Moving on to the South Elevation, I previously stated that one significant benefit with the extant permission is that this elevation would be better revealed thus aligning with para 219 of the NPPF. Although disappointing to see the single-storey introduced, this still needs to be considered on its own merits. I previously conclude that an addition here in the form suggested, would not occasion harm.

South Elevation

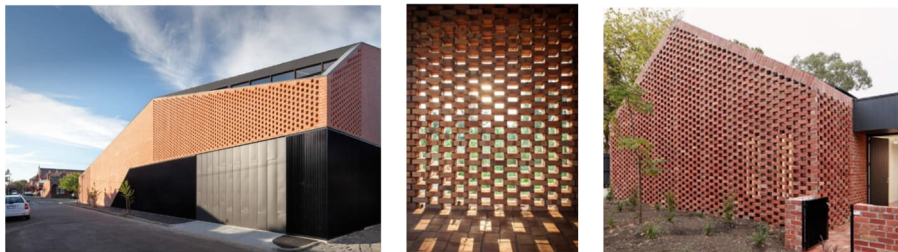




As stated previously, the West Elevation is the elevation that would be appreciated most by those using the adjacent road. This is where I expressed most concern and where the most significant changes have been made and is now considered generally acceptable, however, I have only one further comment to make and that relates to the panel of hit-and-miss brickwork in the image extract below.



There are several variations of this type of brick work and it is unclear from the submission as to whether this would be randomly applied or a precise geometric pattern.

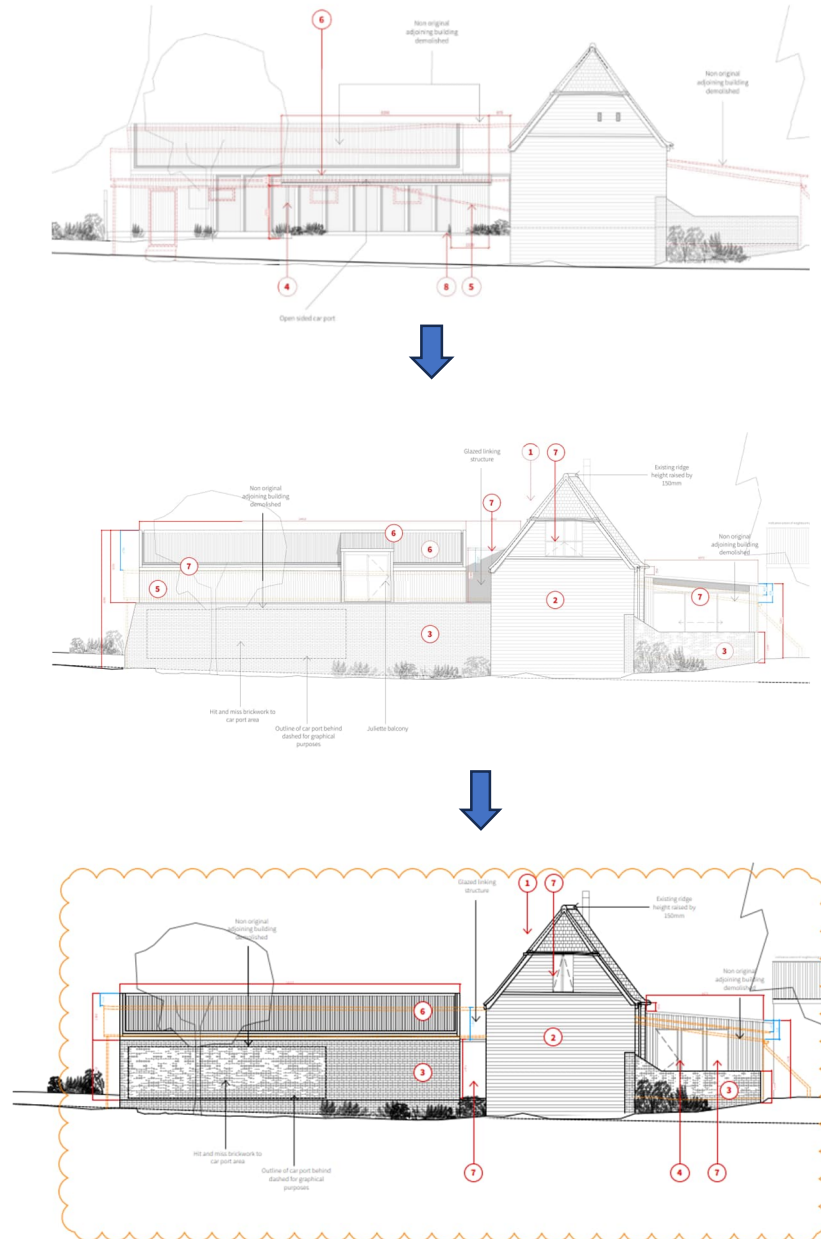


At point 1 above in the architect's email it does say that *"the applicant wanted to note this can be changed to black timber vertical boards to match the other buildings on the site if this is preferred"*. I don't necessarily have issue with hit-and-miss but I question this type of detail if the purpose is broadly that of ventilation. Normally, the traditional method of ventilating brick-built, agrarian buildings may be to adopt a diaper pattern or slit detail (see below).



The hit-and-miss approach would potentially have a more contemporary feel and there is not an overly strong case to reject this out-of-hand. Whilst I am not necessarily advocating boarding, I am questioning the type of ventilation brickwork to be deployed and seeking clarification **but this could potentially be handled via condition.** I just feel that this would bring a degree of uniformity to this elevation if either of the above two methods were used.

West Elevation



Suggested conditions (LBC only)

In the event that the case officer is minded to recommend that permission be granted, I advise the following conditions (these have been amended since my last comments).

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. All existing clay pantiles capable of reuse shall be stored on site and used in the re-roofing of the main barn unless otherwise agreed and approved in writing by the Local Planning Authority. In addition, details and/or samples of clay pantiles to make up any shortfall shall be submitted to and approved in writing by the Local Planning Authority before the re-roofing commences. Thereafter only salvaged tiles or the approved alternative shall be used on the re-roofing.

Reason: To ensure that the development will have an acceptable appearance which does not detract from the appearance and character of the surrounding area and to comply with Policy D1 of the North Hertfordshire Local Plan 2011 to 2031.

4. Notwithstanding approved drawing no. 313-Pr Elevation-West Rev P2, further details of the brick type and bond to the triple carport shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of that part of the development hereby consented. Thereafter, the brickwork shall be completed in accordance with the approved details.

Reason: To ensure that the development will have an acceptable appearance which does not detract from the appearance and character of the surrounding area and to comply with Policy D1 of the North Hertfordshire Local Plan 2011 to 2031.

5. Details of all structural works to the barn's envelope shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development. Thereafter the structural works shall be undertaken in accordance with the approved details.

Reason: To safeguard the character and appearance of the listed building to which this consent relates and to comply with Policies SP13 and HE1 of the North Hertfordshire Local Plan 2011 to 2031.

6. The method of external insulation to include materials to be used, hereby granted planning permission, shall be submitted to and agreed, in writing, by the Local Planning Authority before any works are commenced. The development shall be carried out in accordance with the approved details.

Reason: To safeguard the character and appearance of the listed building to which this consent relates and to comply with Policies SP13 and HE1 of the North Hertfordshire Local Plan 2011 to 2031

7. Prior to the commencement of the development hereby permitted full details of the new floor in the listed barn including final surface finish shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: To safeguard the character and appearance of the listed building to which this consent relates and to comply with Policies SP13 and HE1 of the North Hertfordshire Local Plan 2011 to 2031

8. Notwithstanding the detail show on the submitted drawings further details of shutter doors to the primary entrance on the North Elevation shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of works. The development shall be carried out in accordance with the approved details.

Reason: To safeguard the character and appearance of the listed building to which this consent relates and to comply with Policies SP13 and HE1 of the North Hertfordshire Local Plan 2011 to 2031

9. No development to which this consent relates shall commence until an appropriate programme of historic building recording and analysis has been secured and implemented in accordance with a written scheme of investigation which has been submitted to and approved in writing by the local planning authority. The development shall be carried out at all times in strict accordance with the approved scheme, or such other details as may be subsequently agreed in writing by the Local Planning Authority.

Reason : To ensure that an appropriate record is made of the historic building fabric that may be affected by the development

HERITAGE POLICY ASSESSMENT:

Planning (Listed Building and Conservation Areas) Act 1990:
Sections 16(2) and 66(1)

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 proposal is considered acceptable.

OFFICER: Mark Simmons

DATE: 17/10/2025