

North Hertfordshire District Council

Building Conservation comments

File Ref: 25/00080/FP

Date: 26/03/2025

Planning Officer: HT

Address: 94, 94A and 94B High Street, Barkway, Hertfordshire SG8 8EF

Subject: Erection of triple garages following demolition of existing fire damaged garages.

1.0 Recommendation

- 1.1 Immediately to the east of the application site are nos. 92 and 96 High Street (both grade II); the former described as C17 origins, cased, rebuilt and extended mid to late C18, altered C20 whilst the latter is described as a timber frame red brick fronted dwelling with half hip tiled roof dating from the mid-17th century.
- 1.2 It is considered that the proposal will not harm the setting of nearby listed buildings (thus not affecting their significance) or harm the character or appearance of the Barkway Conservation Area. The proposal satisfies the provisions of Sections 66(1) and 72(1) of the Planning (LB & CA) Act 1990 and will accord with Section 16 of the Framework or Policy HE1 of the North Hertfordshire Local Plan 2011 – 2031. The proposal is **UNOBJECTIONABLE** in heritage terms.

2.0 The Local Plan and NPPF (Dec 2024)

- 2.1 Policy HE1 of the North Hertfordshire Local Plan 2011 - 2031 is relevant as are the following paragraphs of the NPPF:
- **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*).

3.0 Context

- 3.1 I note that the fire occurred on 21 July 2024, and it is assumed that this was when 2 Pledgers Place was also severely damaged (image below). I previously gave comment under the following:

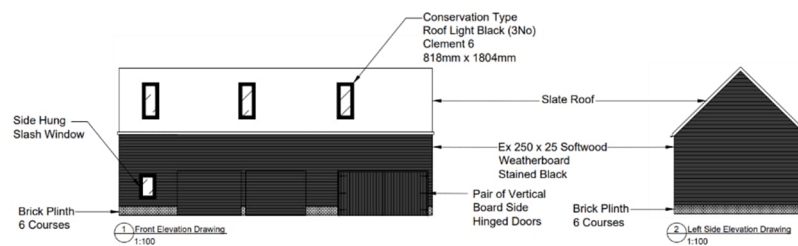
24/01882/FP - Erection of one 3-bed dwelling including associated parking, landscaping and works following demolition of existing fire damaged 3-bed dwelling. Erection of brick boundary wall to north west and installation of brick wall and sliding gates following demolition of existing driveway brick piers.

CP 16.01.2025



Plate 5 – aerial image

- 3.2 I note the image of the former triple garage building which is compared with the proposed rebuild front elevation below.



- 3.4 Whilst I raise no objection to the introduction of rooflights or to the ground floor, left-hand window, it is assumed that there is no central purlin forming the roof construction which may impede the roof lights? Next, although the photo of the previous building indicates the left-hand and central openings appear to be up-and-over doors, there would be a slight improvement to these openings had these both been a pair of side-hung doors with strap hinges as per the right-hand opening. However, I cannot insist upon this change.
- 3.5 The only other comment I have is in relation to the Parish Council's response in which there is reference to the previous building having a window in the right-hand section when looking from the High Street which apparently has not been included in this application. I don't have a particularly strong view on this and the size and location of the previous are unknown.
- 4.0 **Suggested conditions.**
- 4.1 I have not offered any bespoke conditions over and above what I assume would be the standard time condition and the standard condition requiring the development to be implemented in accordance with the approved plans.

Mark Simmons
Senior Conservation Officer