

CONSERVATION TEAM CONSULTATION APPLICATION RESPONSE

APPLICATION REF:	26/00524/FPH & 26/00525/LBC
CASE OFFICER:	VW
APPLICATION SITE:	The Thatched Cottage, Smiths End Lane, Barley, Royston, Hertfordshire, SG8 8LH
DESCRIPTION OF WORKS:	Single storey rear extension, open-sided side porch following demolition of existing side porch and C20th store. Alterations to external materials and fenestration throughout. Erection of detached double garage and installation of no.2 ASHP following removal of existing oil tank. Single storey rear extension, open-sided side porch following demolition of existing side porch and C20th store. Alterations to external materials and fenestration throughout. Internal alterations.

RECOMMENDATION:
 Apart from one fenestration change I raise **NO OBJECTION** and consider that i) the proposal will not occasion harm to The Thatched Cottage's special character, ii) the garage will not occasion to the listed building's setting, and iii) the character and appearance of the Barley Conservation Area will not be harmed. The proposal satisfies the provisions of Section 16(2) (LBC only), 66(1) (FPH only) and 72(1) (both) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and the aims of Para 135 c) and Section 16 of the NPPF and Policy HE1 of the North Hertfordshire Local Plan 2011-2031.

SHORT SUMMARY:

Harm, preserve or enhance.

The proposal will not occasion harm to the listed building's special character, the setting of the listed building or to the character and appearance of the Barley Conservation Area.

SITE CONTEXT:

The Thatched cottage is grade II listed and is located in the Barley Conservation Area. Both are Designated Heritage Assets for the purpose of applying the aims of Section 16 the National Planning Policy Framework (NPPF) and the list entry can be found at the following link:

<https://historicengland.org.uk/listing/the-list/list-entry/1308281?section=official-list-entry>

DETAILED ANALYSIS AND CONSIDERATIONS:

I previously commented under refs: 25/01379/PRELB & 25/03094/PRE2 raising several matters but overall finding the principle of the proposal unobjectionable. The main heritage issues to consider with these applications are:

- The effect of the proposals on any features of special architectural or historic interest of the grade II listed building and its setting, and
- The effect of the proposed development on the character and appearance of the Barley Conservation Area.

The image below which is an extract from a book shared on site, indicates how this building's appearance was transformed in 1973.



The removal of the front porch/lobby in the photographs below will require listed building consent and is considered unobjectionable. I also gave advice regarding the proposed front porch. Since the second pre-app the porch has been modified and is acceptable. The fenestration is proposed to be changed throughout and is considered better than what was under consideration at pre-app.

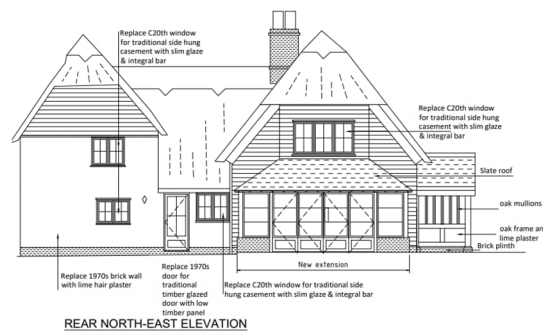


In the first pre-app I considered the removal of the 1970's facing brickwork and replacing this with lime plaster unobjectionable. Also, in the first pre-app I advised that consideration is given to lime-rendering with a smooth wood float finish, the wing sitting perpendicular to the brick-faced section as noted in the images below.

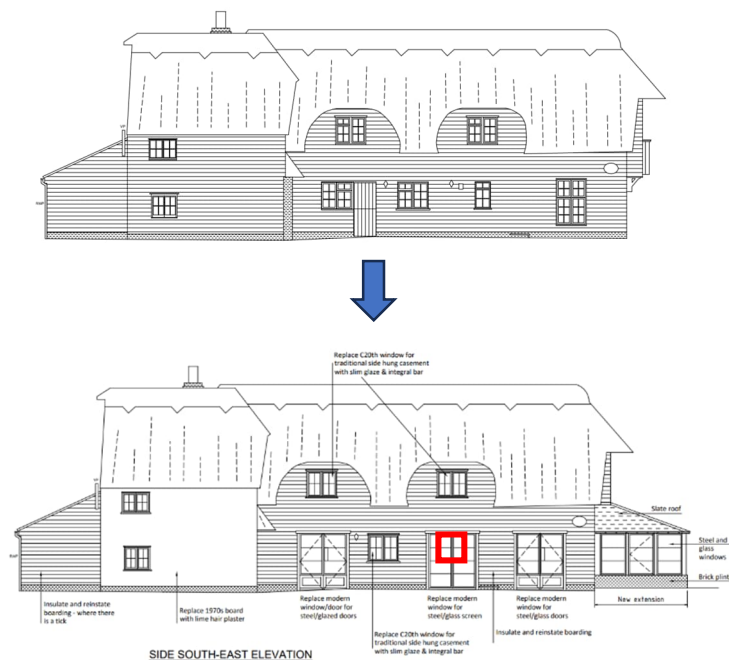


With regard to the proposed single-storey rear extension I noted that the existing bay at first-floor impedes to a degree upon the formation of a roof to any single-storey addition. I advised that consideration is given to shortening the height of the bay so that this

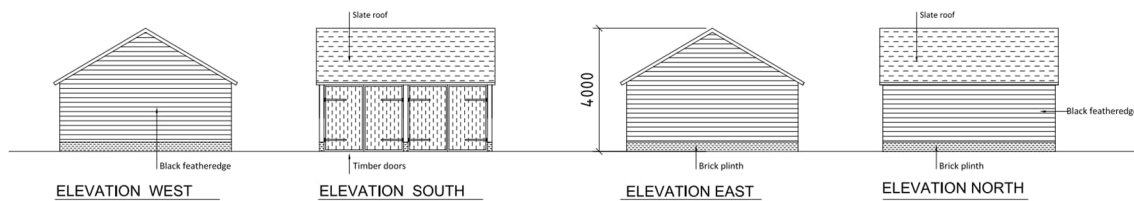
effectively becomes a set of 6-pane windows sitting above a new mono-pitch roof serving the proposed addition. I also advised that I would be willing to consider modifications to the fenestration at ground floor. Although the window detail is different to what was suggested at pre-app, what is proposed below is acceptable.



My only concern fenestration-wise relates to the glazed screen between the two pairs of part-glazed doors on the South East Elevation. Upon reviewing the scheme, I consider that a double-casement window (red outline below) or maybe a triple casement would be better here in the same style as the window directly to the left thereof as this would maintain a greater cottage aesthetic and where two double-door openings are already proposed.



In the first pre-app I went on to give tentative support to the proposed double garage subject to seeing details. By the time of the second pre-app, details were received and were considered acceptable



Suggested conditions (FPH only)

1. Standard time condition.
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. The garage roof shall be covered using natural slates unless otherwise agreed and approved in writing by the Local Planning Authority.

Reason: To ensure that special regard is paid to character and appearance of the Barley Conservation Area under Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Policy HE1 of the North Hertfordshire Local Plan.

4. The garage roof shall have an open eaves (exposed rafter feet), unless otherwise agreed and approved in writing by the Local Planning Authority.

Reason: To ensure that special regard is paid to character and appearance of the Barley Conservation Area under Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Policy HE1 of the North Hertfordshire Local Plan.

5. The garage doors shall be black-painted timber, vertical-boarded doors with metal strap hinges unless otherwise agreed and approved in writing by the Local Planning Authority.

Reason: To ensure that special regard is paid to character and appearance of the Barley Conservation Area under Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Policy HE1 of the North Hertfordshire Local Plan.

Suggested conditions (LBC only)

1. Standard time condition.
2. All new windows shall be manufactured in timber with flush casements where openable and no trickle vents. Section details thereof shall be submitted to and approved in writing by the Local Planning Authority prior to their manufacture

including 1:1 section of glazing bars and glazing system. Thereafter the new windows shall be installed in accordance with the approved details.

Reason: To ensure that regard is paid to the special character of the listed building under Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Policy HE1 of the North Hertfordshire Local Plan.

HERITAGE POLICY ASSESSMENT:

Planning (Listed Building and Conservation Areas) Act 1990:

Sections 16(2) (LBC only), 66(1) – (FPH only) and 72(1) (both)

North Hertfordshire Local Plan 2011-2031:

Policies D2 and 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:

Subject to ideally changing the glazed screen on the South East Elevation with a double-casement window, I find the current proposal **UNOBJECTIONABLE**.

OFFICER: Mark Simmons

DATE: 06/05/2026