

DELEGATED FILE NOTE

CASE OFFICER: ...Vicki Wood.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
26/01568/FPH	Erection of rear conservatory following removal of existing rear window. Demolish outside garden wall between lower and upper terrace, remove paving slabs from lower terrace, set aside to re-use. Installation of 2.No EV charging points to existing garage.	Panna Cottage Pudding Lane Barley Royston Hertfordshire SG8 8JU

Submitted Plan Nos

S1034 - PL10.P2 S1034 - PL12.P2 S1034 - PL13.P2 S1034 - PL14.P2 S1034 - PL16.P2 S1034 - PL17.P2
S1034 - PL18.P2 S1034 - PL19.P2 S1034 - PL20.P3 S1034 - PL21.P2

1.0 **Policies**

1.0 **Local and National Policy**

1.1 **National Planning Policy Framework (NPPF) (2026)**

Chapter 4 Achieving sustainable development

Policy S3: Presumption in favour of sustainable development

Policy S4: Principle of development within settlements

Chapter 5 Meeting the need of climate change

Chapter 14 Achieving well-designed places

Policy DP3: Key principles for well-designed places

Chapter 17 Pollution, public protection and security

Policy P3: Living conditions and pollution

Chapter 20 Conserving and enhancing the historic environment

Policy HE4: Securing the conservation of heritage assets

Policy HE5: Assessing effects on heritage assets

Policy HE6: Proposals affecting designated heritage assets

Policy HE7: Decisions on non-designated heritage assets

Policy HE9: Conservation areas

Policy HE10 Loss or removal of heritage assets

1.2 **North Hertfordshire Local Plan (2011-2031)**

Strategic Policies

Policy SP1 Sustainable Development in North Hertfordshire

Policy SP2 Settlement Hierarchy and Spatial Distribution

Policy SP9 Design and Sustainability

Policy SP13 Historic environment

Development Management Policies

Policy D1 Sustainable design

Policy D2 House extensions, replacement dwellings and outbuildings

Policy D3 Protecting living conditions

Policy HE1 Designated heritage assets

Policy HE4 Archaeology

1.3 **Supplementary Planning Design (SPD)**

NHC Sustainability (2024)

2.0 **Relevant Site History**

- 2.1 Associated application 26/01569/LBC for erection of rear conservatory following removal of existing rear window. Internal alterations including the removal of exposed first floor internal rafters in bathroom. Decision Pending.
- 2.2 23/00068/FPH and 23/00069/LBC both relate to a single storey rear extension which were granted.

3.0 **Representations**

- 3.1 **Press, Site and Neighbour Consultation** – None received.
- 3.2 **Barley Parish Council** – None received.
- 3.3 **Conservation Officer** – No objections subject to conditions.
- 3.4 **Historic Environment (Archaeology)** – No objection subject to submission of Archaeological Written Scheme of Investigation (WSI).

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

- 4.1.1 The application site is located on the western side of Pudding Lane and comprises a detached two-storey Grade II listed dwelling with a detached garage to the north-east. The site is also situated within the Barley Conservation Area.
- 4.1.2 Barley is identified as a Category A Village in the Local Plan. The application site lies within the defined settlement boundary, where the principle of development is generally supported, subject to compliance with other relevant development plan policies and material considerations.

4.2 **Proposal**

- 4.2.1 Erection of rear conservatory following removal of existing rear window. Demolish outside garden wall between lower and upper terrace, remove paving slabs from lower terrace, set aside to re-use. Installation of 2.No EV charging points to existing garage.
- 4.2.3 The application is accompanied by a Design, Access and Heritage Statement.

4.3 **Key Issues**

- 4.3.1 The key issues for consideration are as follows:
 - The impact of the development upon the designated heritage assets: Listed Building and Conservation Area.

- The impact the proposed development would have on the living conditions of neighbouring occupiers.
- The impact that the proposed development would have on car parking provision in the area.
- The impact that the development would have on the environment.

Impact on Heritage Assets

- 4.3.2 Where development proposals affect a listed building or its setting, and are located within a Conservation Area, the Council is required to have special regard to the desirability of preserving the building, its setting and any features of special architectural or historic interest that it possesses, as well as preserving or enhancing the character or appearance of the Conservation Area, in accordance with Sections 66(1) and 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990. Chapter 20 of the NPPF relates to the conservation and enhancement of heritage assets which is reflected in Policy HE1 of the Local Plan.
- 4.3.3 Chapter 20 makes it clear that when considering the impact of development on the significance of a designated heritage asset, substantial weight should be given to its conservation. The Framework also emphasises that the more important the heritage asset, the greater the weight that should be attached to its conservation when balancing potential impacts against other material considerations. As Grade II listed buildings are designated heritage assets of more than special interest, considerable importance and weight must therefore be given to their preservation when assessing development proposals.
- 4.3.4 Given the minor scale of the proposed development and its relationship to the listed building, together with its relatively screened position within the Conservation Area and use of sympathetic materials, I am satisfied that the development is acceptable and in accordance with Policy HE1 of the Local Plan and Chapter 20 Policies HE4, HE5, HE6, HE7 and HE9 of the NPPF.

Design, Appearance & Sustainability

- 4.3.5 Chapter 4 of the NPPF sets out the Government's approach to achieving sustainable development through the planning system. It establishes the economic, social and environmental objectives of sustainable development and confirms that these objectives should be pursued in a mutually supportive way. The chapter also reinforces the presumption in favour of sustainable development, requiring planning decisions to support development proposals that accord with an up-to-date development plan and contribute positively to sustainable development. It also recognises that planning decisions should ensure development is visually attractive, responds positively to local character and creates places that function well for existing and future users.
- 4.3.6 Policies D1 and D2 of the Local Plan are consistent with the objectives set out in the NPPF Chapter 4 Policies S3 and S4 and Chapter 14 Policy DP3.
- 4.3.7 The proposed development would comprise the construction of a modest conservatory attached to the western side elevation of the dwelling, adjoining a later addition to the original building and positioned to the south of the detached garage. The conservatory would incorporate a crown roof design, ensuring that the existing first-floor window in the western side elevation remains unaffected. Glazed openings would be provided within

the northern and southern elevations, with the southern elevation incorporating bi-fold doors opening onto the upper terrace. This would necessitate the removal of the existing curved wall which currently separates the upper and lower terrace areas. External materials would comprise soft red brickwork with slate grey aluminium-framed windows and doors. Slate tiles would be used to the sides of the crown roof, matching those of the existing garage roof.

- 4.3.8 In addition to the above, the proposal includes the installation of two EV charging points to the existing garage.
- 4.3.9 By virtue of the minor scale of the proposed conservatory and the revised external design of the terrace, this would not result in visual harm to the street scene and would preserve the character and appearance of the Barley Conservation Area. As such the proposal is in accordance with Policies D1 and D2 of the Local Plan and Chapters 4 Policy S3 and S4 and 14 Policy DP3 of the NPPF.

Archaeology

- 4.3.10 Chapter 20 Policy HE10 of the NPPF recognises archaeological remains as an irreplaceable part of the historic environment and seeks to ensure that their significance is properly understood before planning decisions are made. Development proposals affecting sites of archaeological interest should be supported by appropriate information proportionate to the asset's significance, and where harm cannot be avoided, suitable measures for investigation, recording, preservation and public benefit should be secured. The overarching aim is to conserve archaeological heritage in a manner appropriate to its significance whilst enabling sustainable development.
- 4.3.11 Policy HE4 of the Local Plan reflects the objectives of the NPPF by seeking to ensure that development proposals appropriately conserve and, where possible, enhance the significance of archaeological heritage assets. Accordingly, any potential impact on archaeological remains must be carefully assessed and weighed against the public benefits of the proposal
- 4.3.12 The comments of the Historic Environment Advisor for Archaeology are noted, who recommends the imposition of a pre-commencement condition requiring the submission of an Archaeological Written Scheme of Investigation. Whilst these comments are appreciated, it is noted that no comparable archaeological condition was imposed in respect of the single-storey rear extension approved under the 2023 planning permission. Given the proposed works are identical to that application, it has not been demonstrated that archaeological investigation is necessary in this instance and, consequently, the imposition of such a condition would be unreasonable.
- 4.3.13 In view of the above, an Informative will be included to ensure and finds are recorded. I am therefore satisfied that the proposal is in accordance with Policy HE4 of the Local Plan and Chapter 20 Policies HE4, HE5, HE6, HE7 and HE10 of the NPPF.

Impact on Neighbouring Properties:

- 4.3.14 A core planning principle set out in Chapter 17 of the NPPF is to always seek to secure a good standard of amenity for all existing and future occupants of land and buildings. This principle is reflected in the provisions of Policy D3 of the Local Plan.

- 4.3.15 No objections have been received from neighbouring occupiers, and I am satisfied that the proposed development, by virtue of its minor scale and its relationship to existing built form, would not impact existing residential amenity to any significant degree and would be in accordance with Policy D3 of the Local Plan and Chapter 17 Policy P3 of the NPPF.

Highways and Parking:

- 4.3.16 Existing off-street parking arrangements will remain unchanged.

Biodiversity Net Gain (BNG)

- 4.3.17 The development is not subject to the statutory biodiversity gain condition, as it falls within one of the exemptions set out in paragraph 17 of Schedule 7A to the Town and Country Planning Act 1990 and the Biodiversity Gain Requirements (Exemptions) Regulations 2024 (as amended).

Environmental Implications:

- 4.3.18 The Council's Sustainability Supplementary Planning Document (2024) seeks to ensure that new developments are future proofed against the challenge of climate change.
- 4.3.19 Chapter 5 of the NPPF sets out how the planning system should support the transition to a low carbon future. The principles set out in Chapter 5 are reflected in Policy D1 of the Local Plan, which sets out that development proposals should take all reasonable opportunities to reduce energy consumption and waste, retain existing vegetation and propose new appropriate planting, and future proof for changes in technology and lifestyle.
- 4.3.20 Based on the details submitted, the proposed development, is unlikely to have any significant implications for the local environment in terms of carbon emissions and therefore would be generally in accordance with Policy D1 of the Local Plan and Chapter 5 of the NPPF.

4.4 **Conclusion**

- 4.4.1 The proposed development is considered acceptable and in accordance with Policies SP1, SP2, SP9, SP13, D1, D2, D3, HE1 and HE4 of the Local Plan 2011-2031 and Chapters 4, 5, 14, 17 and 20 of the NPPF 2026.

4.5 **Alternative Options**

- 4.5.1 N/A

4.6 **Pre-Commencement Conditions**

- 4.6.1 N/A

5.0 **Recommendation**

- 5.1 That planning permission be **GRANTED** subject to the following conditions:

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: To comply with the provisions of Section 91 of the Town and Country Planning 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.

Proactive Statement:

Planning permission has been granted for this proposal. Discussion with the applicant to seek an acceptable solution was not necessary in this instance. The Council has therefore acted proactively in line with the requirements of the Framework (paragraph 38) and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015.

Signed  Anne McDonald	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 6 October 2026	

