

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
26/01569/LBC	Erection of rear conservatory following removal of existing rear window. Internal alterations including the removal of exposed first floor internal rafters in bathroom.	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

1.1. National Planning Policy Framework (2026)

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 HE9: Conservation areas

1.2. North Hertfordshire Local Plan (2011-2031)

Strategic Policy

Policy SP13 Historic Environment

Development Management Policy

Policy HE1 Designated Heritage Assets

2.0 Relevant Site History

2.1 Associated application 26/01568/FPH for 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. 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 and Site Notice** – None received.

3.2 **Barley Parish Council** – No objection.

3.3 **NHC Conservation Officer** – No objection subject to conditions.

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.

4.2 **Proposal**

- 4.2.1 Erection of rear conservatory following removal of existing rear window. Internal alterations including the removal of exposed first floor internal rafters in bathroom.
- 4.2.2 Note: following comments from the Conservation Officer, and a discussion with the agent, no material start has been made on the 2023 scheme, see below, and that it would be appropriate to include the internal alterations to the first floor bathroom within the above application, hence re-worded description of development to include these works which the agent has agreed.
- 4.2.3 The application is accompanied by a Design, Access and Heritage Statement.

4.3 **Key Issues**

- 4.3.1 The key issue for consideration is the impact that the proposed development would have on the special character, setting and significance of the listed building.

4.4 **Design and Appearance**

- 4.4.1 The proposed development would not result in any significant harm to the setting or significance of the listed building. No objection has been raised by the Conservation Officer, and it is therefore considered that the proposal would preserve the special architectural and historic interest of the designated heritage asset. The proposal is therefore considered to be in accordance with Policy HE1 of the Local Plan and Chapter 20 of the NPPF.

4.5 **Conclusion**

- 4.5.1 No objection is raised in connection with the proposed works which are considered to satisfy the provisions of Sections 16(2) and 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and as supported by the aims of Policy HE1 of the Local Plan and Chapter 20 of the NPPF 2026.

4.6 **Alternative Options**

- 4.6.1 N/A

4.7 **Pre-Commencement Conditions**

- 4.7.1 N/A

5.0 **Recommendation**

- 5.1 That listed building consent be **GRANTED** subject to the following conditions:

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 commencement of the above DPC works, a sample brick panel indicating brick type, bond and mortar mix for the extension shall be erected on site and an opportunity provided for officers to inspect the panel. If considered acceptable the panel shall be approved in writing by the Local Planning Authority and thereafter the extension shall be completed in accordance with the approved sample panel.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest of this grade II listed building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Policy HE1 of the North Hertfordshire Local Plan 2011-2031.

3. The new rainwater goods for the extension shall be either 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 protecting the special architectural and historic interest of this grade II listed building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Policy HE1 of the North Hertfordshire Local Plan 2011-2031.

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	