

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/03035/FPH	Erection of detached outbuilding to rear garden (as amended by plan received on 19/01/2026).	The Ramblers High Street Barley Hertfordshire SG8 8JA

Submitted Plan Nos

001 002 003 004 006 007 008

1.0 Policies

1.0 **Local and National Policy**

1.1 **National Planning Policy Framework 2024 (NPPF)**

Section 2 – Achieving sustainable development

Section 12 – Achieving well-designed places

Section 14 - Meeting the challenges of climate change, flooding and coastal change

Section 16 – Conserving and enhancing the historic environment

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

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

2.0 **Relevant Site History**

2.1 17/02267/1HH - First floor rear extension (as amended by plans received 22 January 2018). Conditional Permission.

2.2 17/02268/1LB - First floor rear extension. Internal and external alterations.

3.0 **Representations**

3.1 **Press, Site and Neighbour Consultation** – None received.

3.2 **Barley Parish Council** – No objection subject to: control of proposed external lighting and management of light spill in an otherwise unlit area.

3.3 **NHC Conservation Officer** – No objection.

3.3 **HCC Archaeology** – No objection.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The site lies on the west side of the High Street and comprises of a two-storey detached grade II listed building which benefits from a rear garden. Access to the rear garden is provided by a standard single timber side gate alongside the dwelling and a timber five-bar-gate which provides for a driveway and off-street parking. To the north and west of the site lies neighbouring residential properties with Icknield Way Cottage to the north also a grade II listed building and King William Yard to the west. The proposed development would sit alongside existing boundary treatment and a detached car shelter to 2 King William Yard. The site lies within the Barley Conservation Area.

4.1.2 Barley is a category A village, and the site is within the settlement boundary for Barley where development is generally acceptable subject to policy requirements.

4.2 **Proposal**

4.2.1 Erection of detached outbuilding to rear garden (as amended by plan received on 19/01/2026).

4.2.2 A revised Design and Access Statement has been submitted to take account of the amendment to the scheme which provides for an increase in height to the proposed outbuilding from 2.5 metres to 2.8 metres.

4.3 **Key Issues**

4.3.1 The key issues for consideration are as follows:

- The acceptability of the design of the proposed development and its resultant impact on the listed building and character and appearance of the Conservation Area.
- The impact that the proposed development would have on the living conditions of neighbouring properties.
- The impact that the proposed development would have on car parking provision in the area.
- The impact that the proposed development would have on the environment.

Design

4.3.2 The objectives of the National Planning Policy Framework (NPPF) include those seeking to secure the creation of high quality, beautiful and sustainable buildings and places (Section 12 – Achieving well-designed places). Paragraph 131 of the NPPF states that “*Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities*”. In this regard, Policy D1 and D2 of the Local Plan are consistent with the objectives set out within the NPPF.

- 4.3.3 Following demolition of an existing timber garden shed, the development would see the construction of a detached outbuilding measuring 6.0 metres by 3.0 metres with a flat sedum roof and total height of 2.8 metres. A short section of paving would extend to the north and would provide for a separation area between the outbuilding and driveway. The position alongside the rear boundary would mean that the structure would extend approximately 0.7 metres above the existing boundary treatment and car shelter beyond. The building would be constructed using a pre-fabricated timber system by Okopod, incorporating sustainably sourced materials and energy-efficient detailing. The external finish would be a burnt thermowood cladding. Openings would be to the north and west elevations framed in black aluminium.
- 4.3.4 Having considered the consultee response from Barley Parish Council in relation to external lighting, and whilst I appreciate that this is a relatively dark space, it is within a built-up residential area, and as such, I do not consider it reasonable to impose a condition to restrict remote controlled external lighting as this would only be used for limited time periods when accessing and exiting the proposed outbuilding. The Local Cllr was in support of the condition from the Parish Council. However, the Director of Place considered that the presenting of the application to Planning Control Committee for this issues is not justified so the application has proceeded under delegated authority.
- 4.3.5 The property would retain adequate amenity space post construction.
- 4.3.6 I am satisfied that the design of development is acceptable and in accordance with Section 12 of the NPPF and Policy D1 of the Local Plan.

Impact on Heritage Assets

- 4.3.7 Within a Conservation Area, the Council has a duty to pay special attention to the desirability of preserving or enhancing the character or appearance of that area, in accordance with Section 72 of the Listed Building and Conservation Areas Act (1990). Furthermore, Section 16 of the NPPF sets out guidance relating to sustaining and enhancing heritage assets. In this regard, Policy HE1 of the Local Plan is consistent with the NPPF.
- 4.3.8 When considering the impact of proposed development on the significance of a designated heritage asset (such as a Conservation Area), the NPPF notes that great weight should be given to the asset's conservation; the more important the asset, the greater the weight should be.
- 4.3.9 The proposed development would not have any significant impact on the character and appearance of the conservation area. The proposed design and materials are considered sympathetic to the locality and to the conservation area and there would not be any harm to the heritage significance of the conservation area.
- 4.3.10 I am satisfied that the development is acceptable and in accordance with Section 16 of the NPPF and Policy HE1 of the Local Plan.

Archaeology

- 4.3.11 When considering the impact of proposed development on the significance of a designated heritage asset (such as archaeology), the NPPF (Section 16 – Conserving

and enhancing the historic environment) notes that great weight should be given to the asset's conservation; the more important the asset, the greater the weight should be. In this regard, Policy HE4 of the Local Plan is consistent with the NPPF.

4.3.12 The proposed development is of a minor scale within an already built-up area and is unlikely to disrupt subterranean heritage.

4.3.13 I am satisfied that the development is in accordance with Section 16 of the NPPF and Policy HE4 of the Local Plan.

Impact on Neighbouring Properties:

4.3.14 A core planning principle set out in 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 I am satisfied that the proposed outbuilding, by virtue of its position and relationship to existing built form, would not impact existing residential amenity to any significant degree and would be in accordance with Section 12 of the NPPF and Policy D3 of the Local Plan.

Highways and Parking:

4.3.16 The dwelling is served by sufficient off-street parking spaces which would not be affected by the proposed development and is therefore considered to be in accordance with Policy T2 of the Local Plan.

Biodiversity Net Gain (BNG)

4.3.17 This development is not subject to the statutory Biodiversity Gain Plan condition because it is exempt under the statutory exemptions as set out in paragraph 17 of Schedule 7A of the Town and Country Planning Act 1990 and the Biodiversity Gain Requirements (Exemptions) Regulations 2024.

Environmental Implications:

4.3.18 Section 14 of the NPPF sets out how the planning system should support the transition to a low carbon future. The principles set out in Section 14 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.

4.3.19 In my view, the proposed development would be unlikely to have any significant implications for the local environment in terms of carbon emissions and therefore would be generally in accordance with Section 14 of the NPPF and Policy D1 of the Local Plan.

4.4 **Conclusion**

- 4.4.1 The proposed development is considered acceptable and in accordance with Policies SP1, SP9, SP13, D1, D2, D3, HE1 and HE4 of the Local Plan 2011-2031 and Sections 2, 12, 14 and 16 of the NPPF.

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: 4 February 2026	