

CONSERVATION TEAM CONSULTATION APPLICATION RESPONSE

APPLICATION REF:	25/02543/FPH
CASE OFFICER:	MT
APPLICATION SITE:	109 High Street, Barkway, Royston, Hertfordshire, SG8 8ED
DESCRIPTION OF WORKS:	Installation of automated metal gates to existing entrance.

RECOMMENDATION:

I raise **NO OBJECTION** to the scheme as it will satisfy the provisions of Sections 66(1) and 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and the aims of Section 16 of the NPPF and Policy HE1 of the North Hertfordshire Local Plan 2011-2031.

SHORT SUMMARY:

Impact on the significance of Townsend House and the character and appearance of the Barkway Conservation Area

The proposal will not impact upon the listed building's significance and will have a minor impact upon the appearance of the BCA.

Harm, preserve or enhance.

The proposal will not harm the listed building's significance or adversely affect the character or appearance of the BCA.

SITE CONTEXT:

As noted at 2.3.2 of the submitted Heritage Statement, *'Townsend House is a large detached Georgian Villa positioned with its front elevation parallel to the High Street and is set back 16m from the street behind a spacious gravel drive, with access provided via two separate vehicular entrances on the High Street and Townsend Close'*. The building is grade II listed and is in the Barkway Conservation Area. The building and the area are Designated Heritage Assets for the purpose of applying the aims of Section 16 of the NPPF. The building is described in the link below:

<https://historicengland.org.uk/listing/the-list/list-entry/1102598?section=official-list-entry>

DETAILED ANALYSIS AND CONSIDERATIONS:

It is noted that access to the site is provided by two driveways, one from the south and one from the west. The Heritage Statement is well-detailed and I note the following:

3.2.2. The setting of Townsend House is principally derived from within its own spacious, verdant plot – the boundaries of which, however, have changed over time and no longer reflect its original or historic form. The wider setting has been substantially altered since the asset's construction, with the development of 99-107 High Street to the north and Townsend Close to the south in the late-20th century, as well as the recent construction of a dwelling to the east of the subject site in 2018, which visually separates the house from the open countryside beyond.

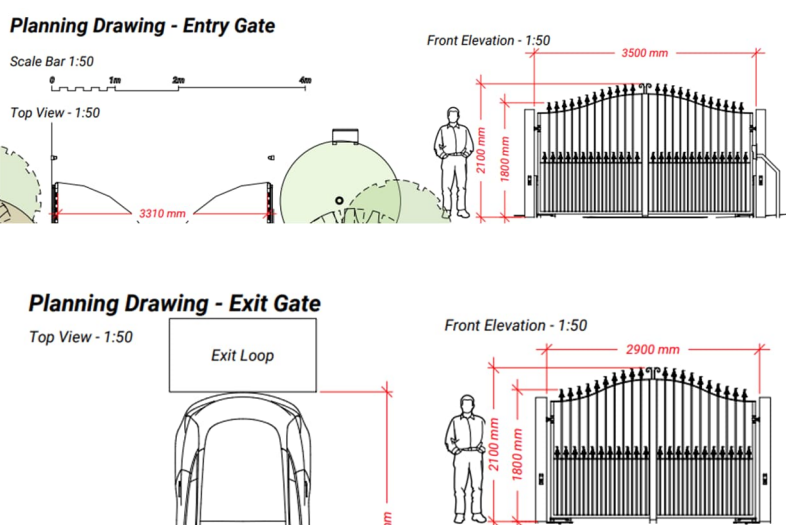
3.2.3. Overall, the significance of the subject property is **medium**.

The DAS states:

Description of proposed development design

Two pairs of new metal automated swing vehicle gates. Designed to fit in the existing gaps between Laurel bushes currently flanking the entrance and exit of the gravel driveway. The gates will be manufactured and installed by a local gate company - Autogate services, based in Hertfordshire.

The metal (wrought iron-style) gates are chosen to reflect the primary material used for gates and railings during the Georgian/Regency period. The gates are symmetrical and maintain a balanced and formal appearance. The gates follow the traditional period design of vertical bars, simple pointed finials, and scrollwork. The design is intended to be dignified and elegant and therefore enhance the appearance of the property entrance and exit.



HERITAGE POLICY ASSESSMENT:

Planning (Listed Building and Conservation Areas) Act 1990:
Sections 66(1) & 72(1)

North Hertfordshire Local Plan 2011-2031:
Policy 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:

Having read the submitted Heritage Statement and DAS, I concur with the conclusions in the former and that as set out in detail in the main body of that report, the proposal would not result in harm to any designated or non-designated heritage asset and is compliant with both local and national policy and guidance on the conservation and enhancement of the historic built environment, including the NPPF and PPG. Most importantly of all, the proposals are considered compliant with the statutory tests at Sections 66 and 72 of the Planning (Listed Buildings & Conservation Areas) Act 1990 and are considered acceptable.

OFFICER: Mark Simmons**DATE:** 15/12/2025