

DELEGATED FILE NOTE

CASE OFFICER: ...Melissa Tyler.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/02543/FPH	Installation of automated metal gates to existing entrance.	109 High Street Barkway Royston Hertfordshire SG8 8ED

Submitted Plan Nos

Block Plan (1) Location Plan Page 01 Rev A Page 02 Rev A

1.0 Policies

D1	Sustainable design
D2	House exts, replcmnt dwellings outbuild
D3	Protecting living conditions
HE1	Designated heritage assets

2.0 **Site History**

- 2.1 24/01594/S73 Removal of Condition 1 (Archaeological WSI) of planning permission 24/00771/FPH granted on 13/06/2024 for: Installation of swimming pool and associated pump house in rear garden. (Development already carried out). Unconditional Permission
- 2.2 24/00771/FPH Installation of swimming pool and associated pump house in rear garden. (Development already carried out). Conditional Permission

3.0 **Representations**

- 3.1 Site Notice / Adjacent occupiers:
The Old Orchard – Support
Front gates have been missing for a long time and would improve the appearance of the house.
- 3.2 **Conservation officer:** 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.
- 3.3 **Herts Highways** - Notice is given under article 22 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 that Hertfordshire County Council as Highway Authority does not wish to restrict the grant of permission.
- 3.4 **Herts Historic Environment Team** - In this instance, we have no comments to make on the proposal.
- 3.5 **Barkway Parish Council** – No response

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

- 4.1.1 Townsend House, 109 High Street is a grade II listed building located within the Barkway Conservation Area. The property is a two-storey residential dwelling set in extensive grounds and lies to the north of the entrance to Townsend Close and to the south of 107a High Street. The eastern boundary of the site adjoins the conservation area and the rural area beyond the green belt.

4.2 **Proposal**

- 4.2.1 Installation of automated metal gates to existing entrance.

- 4.2.2 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.

4.3 **Key Issues**

Design and layout/ Impact on the surroundings

- 4.3.1 It is considered that the design and layout of the proposed gates and materials used are sympathetic to the main house and its immediate surroundings and therefore represents good design that responds positively to its local context. The development is consistent with Policy SP9, HE1 and D1 of the North Herts Local Plan.

Impact on heritage assets

- 4.3.2 The application is supported by a heritage statement (HS) that describes the site and surrounding heritage assets and describes their significance as required by the Framework.
- 4.3.3 Following conclusions were received by the Conservation Officer:
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.

Parking and access

- 4.3.4 The proposed plans for both the Entry Gate and Exit Gate indicate that the gates will be positioned approximately 7 meters back from the rear edge of the carriageway. This setback ensures that vehicles can safely pull off the highway before reaching the gates, thereby avoiding obstruction to through traffic and reducing potential hazards for other road users.
- 4.3.5 Herts highways have concluded that *“This level of development is unlikely to generate any extra movements which would ultimately lead to demonstrable harm to the highway network in terms of free flow and capacity, therefore; the highway authority would not wish to restrict the grant of planning permission.”*

Impact on neighbouring property

- 4.3.6 It is considered that the development does not conflict with Policy D3 of the North Herts Local Plan.

Climate change and Biodiversity Net Gain

- 4.3.19 By reason of its small scale the development has very limited impact on local climate change.

4.4 **Conclusion**

- 4.4.1 The development is acceptable in planning and conservation terms.

4.5 **Alternative Options**

- 4.5.1 None applicable

5.0 **Recommendation**

- 5.1 That planning permission be **GRANTED**

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.

Biodiversity Net Gain

This development is not subject to the statutory Biodiversity Gain Plan condition because it is considered exempt under the statutory exemptions (<https://www.gov.uk/guidance/biodiversity-net-gain-exempt-developments>) or transitional arrangements in respect of the biodiversity gain condition.

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.

Informative/s:

1. AN1) Storage of materials: The applicant is advised that the storage of materials associated with the construction of this development should be provided within the site on land which is not public highway, and the use of such areas must not interfere with the public highway. If this is not possible, authorisation should be sought from the Highway Authority before construction works commence. Further information is available via the County Council website at: <https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/business-and-developer-information/business-licences/business-licences.aspx> or by telephoning 0300 1234047.

AN2) Obstruction of highway: It is an offence under section 137 of the Highways Act 1980 for any person, without lawful authority or excuse, in any way to wilfully obstruct the free passage along a highway or public right of way. If this development is likely to result in the public highway or public right of way network becoming routinely blocked (fully or partly) the applicant must contact the Highway Authority to obtain their permission and requirements before construction works commence. Further information is available via the County Council website at: <https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/business-and-developer-information/business-licences/business-licences.aspx> or by telephoning 0300 1234047.

AN3) The Public Right of Way(s) should remain unobstructed by vehicles, machinery, materials, tools and any other aspects of the construction during works. Safe passage past the site should be maintained at all times for the public using this route. The

condition of the route should not deteriorate as a result of these works. Any adverse effects to the surface from traffic, machinery or materials (especially overspills of cement & concrete) should be made good by the applicant to the satisfaction of the Highway Authority. No materials shall be stored or left on the Highway including Highway verges. If the above conditions cannot reasonably be achieved, then a Temporary Traffic Regulation Order (TTRO) would be required to close the affected route and divert users for any periods necessary to allow works to proceed, for which a fee would be payable to Hertfordshire County Council. Further information is available via the County Council website at <https://www.hertfordshire.gov.uk/services/recycling-waste-and-environment/countryside-access/rights-of-way/rights-of-way.aspx> or by contacting Rights of Way, Hertfordshire County Council on 0300 123 4047.

Signed  Anne McDonald	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 17 December 2025	