

North Hertfordshire District Council

Building Conservation comments

File Ref: 24/02748/FPH & 24/02749/LBC

Date: 28/02/2025

Planning Officer: AH

Address: Bibbsworth Hall Farm, Bibbs Hall Lane, Kimpton, Hitchin, Herts SG4 8EN

Subject: See below

- **24/02748/FPH** - Installation of wall and overlapping roof to create link between existing barn and outbuilding. Alterations to fenestration.
- **24/02749/LBC** - Installation of wall and overlapping roof to create link between existing barn and outbuilding. Internal and external alterations.

With reference to 3.7 below, the descriptions may need to be amended to read as:

- **24/02748/FPH** - Installation of wall and overlapping roof to create link between existing barn and outbuilding. Alterations to fenestration including retention of external alterations to rear annex (as amended by drawing.... received on).
- **24/02749/LBC** - Installation of wall and overlapping roof to create link between existing barn and outbuilding. Internal and external alterations including retention of external alterations to rear annex (as amended by drawing received on).

1.0 Recommendation

- 1.1 The proposal will not harm the special character of the curtilage-listed barn thus will satisfy the provisions of Sections 16(2) (LBC only) and 66(1) (FPH only) of the Planning (LB & CA) Act 1990 and will accord with Section 16 of the Framework or Policy HE1 of the North Hertfordshire Local Plan 2011 – 2031. Subject to amended drawings and amended descriptions the proposal is **UNOBJECTIONABLE** in heritage terms.

2.0 The Local Plan and NPPF (Dec 2024)

- 2.1 Policy HE1 of the North Hertfordshire Local Plan 2011 - 2031 is relevant as are the following paragraphs of the NPPF:
- **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*).

3.0 Context

3.1 The following is note in the submitted Planning and Heritage Statement:

We apply for listed building and householder consent to formally link the Listed barn and to the studio building it abuts. The conversion of the barn to ancillary accommodation was granted on 12 December 2023 - 23/01998/FPH and 23/01999/LBC.

The structures are linked by a short wall and virtually touch. It is proposed to create a link between the existing timber framework of the barn to the studio, in an area where the sole plate was in poor condition and was sat on a concrete wall (previous intervention). The infill wall will be timber clad to match the cladding of the barn, and the small area of the roof will be finished in lead to form a valley gutter in lead.

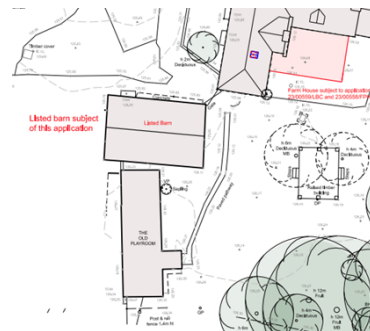
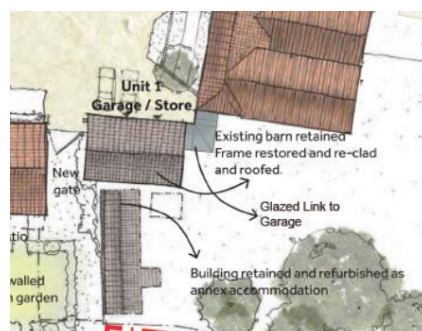
There will be no external change in the appearance of the barn and studio as this formalises the abutting relationship of these two structures and will assist in ensuring the barn structure has longevity.

3.2 A Listed Building Application (20/01255/LBC) was submitted at the same time as permitted application (20/01254/FP). The listed building application was withdrawn as I considered that none of the buildings subject to permission (20/01254/FP) were listed. I went on to say:

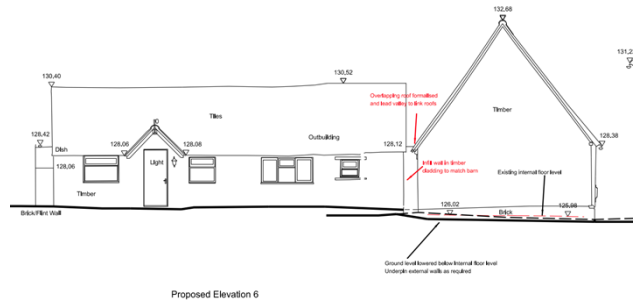
*Immediately to the south-west of the farmhouse stands a timber-framed, asbestos corrugated roof barn which is the oldest of the structures directly affected by this proposal and appears to have performed an ancillary function to the main house and is, therefore, regarded as being curtilage-listed (B4 in the Design and Access Statement. **Behind this are two buildings: B5 is a pre-1914 brick / weatherboarded / tiled structure built off an earlier brick/flint wall whilst B7 is also a pre-1914 structure. Previously I stated that both buildings are to be regarded as curtilage-listed if they performed an ancillary use to the farmhouse at the time that the farmhouse was listed (21 March 1984).***

*Apart from perhaps retaining the flint wall on this building's west side, I have previously stated that **I would be prepared to support (even positively encourage) the removal of B5 on the basis that this would better reveal the rear of B4 and quite plausibly improve the setting to the farmhouse. I note, however, that B5 is proposed to be retained within the curtilage of the farmhouse. In fact, the submitted DAS also confirms that B4 is the only curtilage-listed building.***

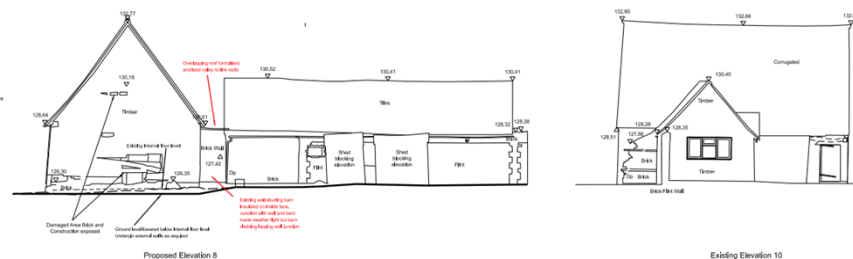
3.3 The building behind the curtilage-listed barn (referred to as 'The Old Playroom' and previously referred to as building B5) was proposed to be retained and left 'unmodified' under ref: 22/02304/PRELB (layout below left). Whilst on 13 October 2023, I commented on refs: 23/01998/FPH and 23/01999/LBC. Under those applications, the curtilage-listed barn remained detached from the building behind (below right).



3.4 I have checked the recent planning history, and I cannot find an approved scheme which covers alterations made to building B5. Whilst no objection is raised to making a permanent connection between both buildings it should be noted that Proposed Elevation 6 on drawing no. 24 BIBB P12 (see below), does not reflect the current situation as noted in the photo below that from the Planning and Heritage Statement.



3.5 It may be the case that proposed elevations 8 and 10 also on drawing no. 24 BIBB P12 (see below) also need to be amended but I have no photos available to check this as a desk-top study.



3.6 At my site meeting on 11 February 2025, I did raise the question as to the whether the boarded infill as currently proposed could perhaps be changed to a glazed infill to i) emphasise the separation of both buildings and ii) the benefit of additional light at this transition between both buildings. Unfortunately this suggestion was dismissed by the applicant as maybe unnecessary or impractical.

3.7 Having discussed matters with the architect today, it is understood that works to building B5 have apparently been undertaken without consent and that there is a need to regularise alterations made to this building. Not only do the drawings need to be amended accordingly but the descriptions may need to be adjusted to reflect works already undertaken.

4.0 Suggested conditions.

- 4.1 If the view is taken that the conversion of the barn to ancillary accommodation is being carried out pursuant to refs: 23/01998/FPH and 23/01999/LBC granted on 12 December 2023 then there may be no need carry forward conditions from those consented works onto the current applications but if required, they are reproduced below.

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. Details and/or sample of the clay roof tiles shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of that part of the development hereby consented. Thereafter, the roof shall be finished with tiles in accordance with the approved details/sample.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of this curtilage-listed building under Section 16(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Policy HE1 of the North Hertfordshire Local Plan 2011-2031.

3. The barn shall retain an 'open' exposed eaves 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 and integrity of this curtilage-listed building under Section 16(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Policy HE1 of the North Hertfordshire Local Plan 2011-2031.

4. The guttering for the barn shall be black aluminium half round gutters fixed to rafter feet with side brackets 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 and integrity of this curtilage-listed building under Section 16(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Policy HE1 of the North Hertfordshire Local Plan 2011-2031.

5. The full extent of replacement framing shall be identified in a photographic and/or drawing survey which shall be submitted to and approved in writing by the Local Planning Authority prior to the replacement framing works being undertaken. Thereafter, the works shall be undertaken in accordance with the approved survey.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of this curtilage-listed building under Section 16(1) of the Planning (Listed Buildings and

Conservation Areas) Act 1990 and Policy HE1 of the North Hertfordshire Local Plan 2011-2031.

6. Any deviation from the proposed method of insulating walls and the roof as noted at page 12 of the supporting statement by DP Architects dated 22 August 2023 (including maintaining an exposed frame internally), shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of that part of the alterations hereby consented. Thereafter, the insulation works shall be undertaken in accordance with the approved details.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of this curtilage-listed building under Section 16(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Policy HE1 of the North Hertfordshire Local Plan 2011-2031.

Mark Simmons
Senior Conservation Officer