

CONSERVATION TEAM CONSULTATION APPLICATION RESPONSE

APPLICATION REF:	25/02497/FPH & 25/03115/LBC
CASE OFFICER:	VW
APPLICATION SITE:	Rye End Farm, Green Lane, Codicote, Hitchin, Hertfordshire SG4 8SU
DESCRIPTION OF WORKS:	Single storey lean-to plant shed on north side of main barn.

RECOMMENDATION:

At the applicant's own request, discussions on site suggested that an amended scheme will be forthcoming, therefore, whilst I raise **NO OBJECTION** on the basis that the proposal satisfies the provisions of Sections 16(2) (LBC only) and 66(1) (FPH only) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and the aims of Para 135 c) and Section 16 of the NPPF and Policy HE1 of the North Hertfordshire Local Plan 2011-2031, I suggest that determination is deferred pending receipt of amended drawings.

SHORT SUMMARY:

Harm, preserve or enhance.

No harm will be occasioned to this grade II listed barn.

SITE CONTEXT:

Rye End Farmhouse together with a barn and attached outbuildings at Rye End Farm form two separate grade II listings and are Designated Heritage Assets for the purpose of applying the aims of Section 16 the National Planning Policy Framework (NPPF). The list entries can be found at the following links:

<https://historicengland.org.uk/listing/the-list/list-entry/1295870?section=official-list-entry>

<https://historicengland.org.uk/listing/the-list/list-entry/1102759?section=official-list-entry>

DETAILED ANALYSIS AND CONSIDERATIONS:

The key heritage issue is to consider the impact of the proposal upon the special character of the listed barn.

I turn first to pages 38 and 39 of Border Archaeology's Heritage Statement where, under 4.4.1 the following is noted (my emphasis in red):

*Located at the N end of the courtyard is a substantial timber-framed, gabled Barn which appears to have been built in the 17th century and is shown in its existing position on an early 18th century plan of the Kimpton Hoo estate. It is likely the structure was originally built as a threshing barn, for the processing and storage of grain and wagons, but appears later to have served as accommodation for livestock. The Barn is aligned E-W and is five bays long with a steeply pitched, tiled roof. **The lower walls have been rebuilt in brick (probably in the late 18th or early 19th century) while the upper stages of the Barn are weatherboarded, including the E and W gables (Plate 51).***

Inserted in the centre of the N and S-facing elevations are two tall, wide double door openings which would have provided access for wagons and sufficient draft for winnowing purposes). The 1837 tithe map shows a porch in front of the N-facing opening but this appears to have been removed and no trace of it is now visible.



Plate 51: View looking S showing N-facing elevation of Grade II listed Barn

The brickwork of the lower stages of the S-facing elevation has been partly coated in whitewash and indentations for beams associated with a lean-to outbuilding or open shed, which can probably be identified with a rectangular structure attached to this elevation depicted on Ordnance Survey maps dated 1897 and 1922 (Plate 52). It is likely that this outbuilding (which appears to have been demolished by the late 1990s) was utilised as accommodation for livestock as metal ties are still attached to the brickwork. A doorway at the W end of the N-facing elevation provided access to a room at the W end of the barn which may have been used as a chaff house with granary above (Plate 53).

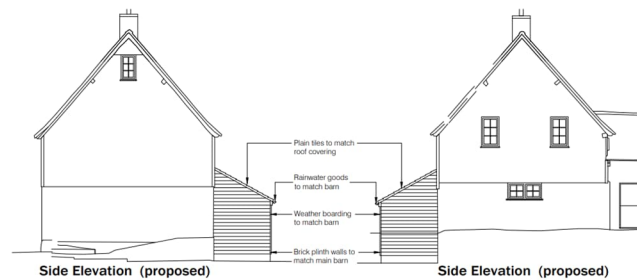
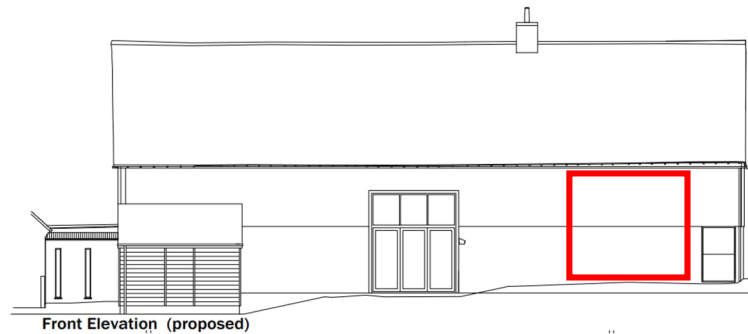


Plate 53: View looking SE showing weatherboarded W-gable end of Barn with doorway to chaff room and granary at W end of barn and single storey annexe with pitched roof (tack room) to right of gable

A site visit was arranged on 10 February 2026 and attended by myself, the case officer, the applicant and her contractor. On 12 February, I issued revised site notes to the applicant which included the following:

Plant room to be re-sited at the top north-west corner of the Main Barn closer to the kitchen and door to facilitate closer services. MS/VW raised no objection to this in principle, but it would be preferable to leave the existing personnel door exposed on this elevation. Amended drawings to be issued by SL.

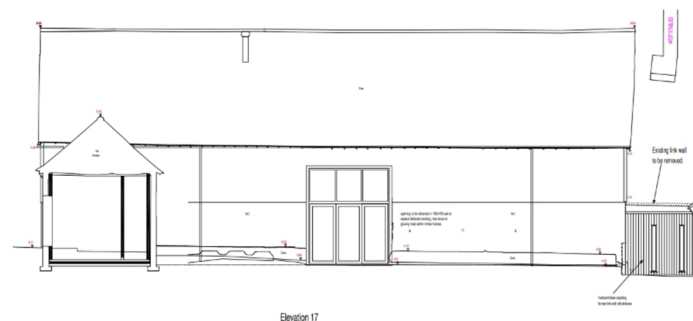
My understanding is that the plant-shed would be relocated approximately where I have indicated in red outline below.



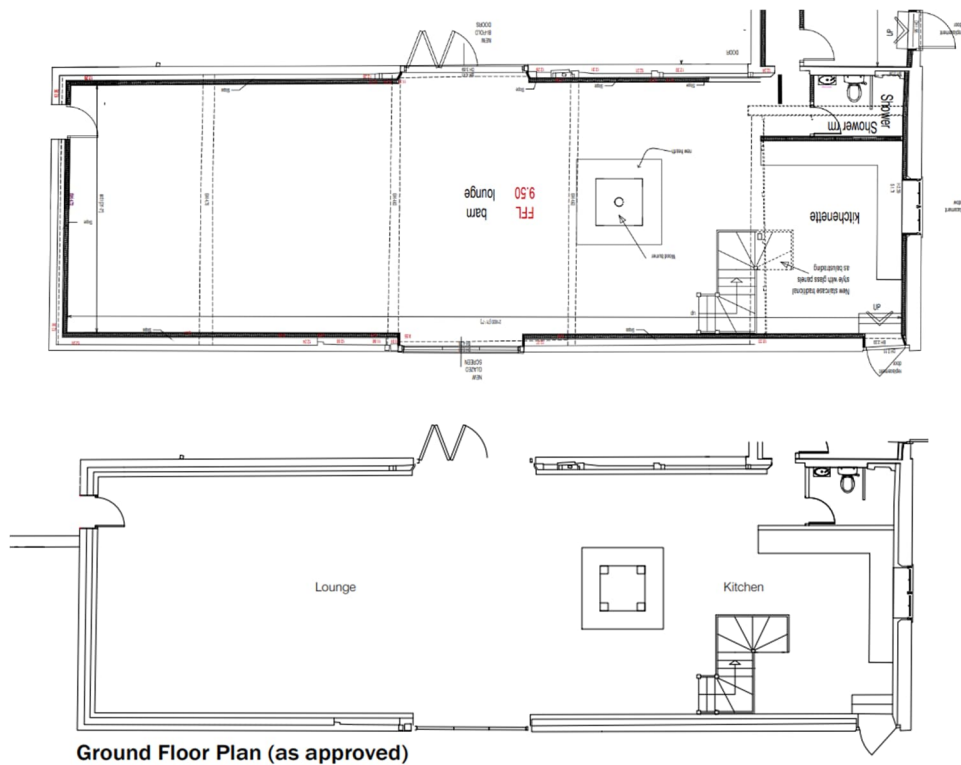
What I did not raise on site but are important issues to consider are the fenestration and chimney stack.

Under refs: 20/00642/FP & 20/00643/LBC a log burner with metal flue was approved and was the outcome of previous negotiations. On 10 March 2021, I wrote the following in my consultation response:

4.1 I previously advised against a chimney stack and the applicant has offered a 'cranked' flue projecting from Elevation 17 and although a permanent fireplace is still shown rather than a 'floating' type as indicated in the images previously provided, I find the new arrangement unobjectionable.



The consented ground floor plan (immediately below) shows the position of a log burner and flue, and the latest ground floor also reflects this arrangement (further below).



Regarding the fenestration, whilst I am happy to see the lower two windows on consented Elevation 16 (below left) omitted I would have thought that accessibility/maintenance to what would then be a higher window in the apex (opening consented to be boarded over) may be more problematic.

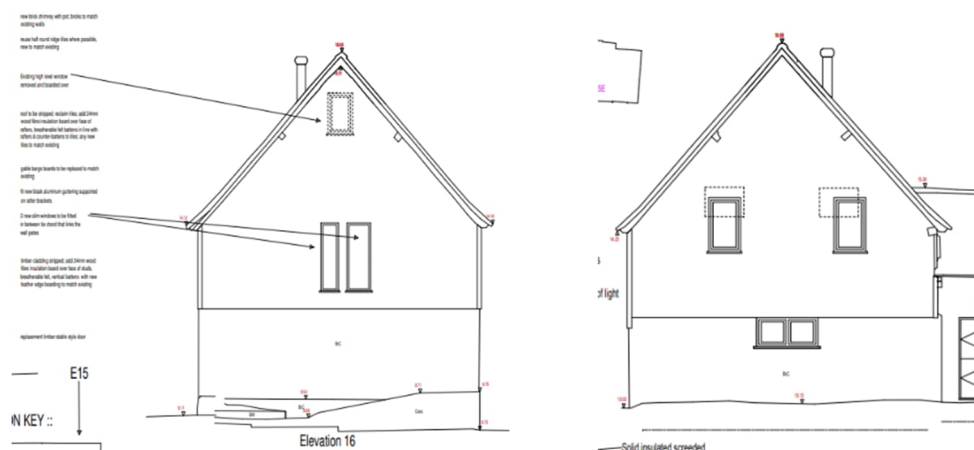


Plate 55: View looking E showing central and E portion of Barn with queenpost roof structure

Plate 56: View looking W showing roof structure in W half of barn with timber framed partition and granary loft at W end

If the applicant wishes to retain a window at this level, then this will require LBC and I advise on a plain glazed opening with no glazing bars to avoid an overly domestic

appearance. I also advise that glazing bars are omitted from the windows in the opposite gable as was the case with consented Elevation 18 (below right).



HERITAGE POLICY ASSESSMENT:

Planning (Listed Building and Conservation Areas) Act 1990:
Sections 16(2) & 66(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:

Assuming as above that the applicant will be submitting an amended scheme, I am happy to await those amendments. Otherwise, I consider that the currently proposed single storey lean-to plant shed is **UNOBJECTIONABLE**, however, the drawings are **OBJECTIONABLE** due to the fenestration changes and chimney stack.

OFFICER: Mark Simmons

DATE: 16/04/2026