North Hertfordshire District Council
Building Conservation comments

File Ref: 18/01133/LBC
Date: 23/07/2018
Planning Officer: AMCD
Address: 19a High Street, Barkway, Royston SG8 8EA
Subject: Single storey rear and side extensions. Replacement single detached garage and internal alterations to first floor, with ancillary works.

In July 2014, I commented on application ref: 14/01385/1LB and similar to then, the first thing to note is that the description should be amended to read as: ***Single storey rear and side extensions and internal alterations to first floor.***

No.19a High Street, Barkway is grade II listed and is located within Barkway Conservation Area therefore both the building and the area are regarded as Designated Heritage Assets for the purpose of applying the National Planning Policy Framework. The existing two storey rear extension was approved in 1995.

Following further negotiations an amended scheme was received on 29 July 2014 and I commented again in the August of that year providing a 'NO OBJECTION' recommendation and suggesting the following conditions:

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. A sample of the proposed plain clay tiles shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development hereby approved.

   Reason: To ensure that the completed development does not harm the special character of the listed building or the character or appearance of the Conservation Area.

3. The proposed rainwater goods shall be black-painted cast-iron or black powder-coated aluminium unless otherwise agreed and approved in writing by the Local Planning Authority.

   Reason: To ensure that the completed development does not harm the special character of the listed building or the character or appearance of the Conservation Area.

4. All new windows shall be vertically sliding sashes and externally white-painted with no trickle vents unless otherwise agreed and approved in writing by the Local Planning Authority. Furthermore, 1:1 scale sections of the glazing bar section for the these windows together with the French doors on the East Elevation shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of that part of the development hereby approved.

Reason: To ensure that the completed development does not harm the special character of the listed building or the character or appearance of the Conservation Area.

The current scheme is precisely the same as that considered in 2014 and has been submitted on the basis that the previous consent had lapsed.

Recommendation
It is considered that the proposal will not harm the building's special character or harm the character or appearance of the Barkway Conservation Area. I, therefore, raise **NO OBJECTION** on the basis that the proposal will satisfy Sections 16 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and as supported by the aims of Section 12 of the NPPF and Policy HE1 of the North Hertfordshire Local Plan 2011 - 2031 (Proposed Submission, October 2016).

Mark Simmons
Senior Conservation Officer

Note: A similar recommendation to the above would also apply to planning application ref: 18/01044/FPH but Section 16 would need to be replaced by Section 66 of the 1990 Act and the above conditions will only need to be applied to the LB application.