

DELEGATED FILE NOTE

CASE OFFICER: ...Mark Simmons.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/00895/LBC	Internal alterations and opening-up to facilitate investigation works to existing listed building fabric.	Old Manor House Shaftenhoe End Bogmoor Road Barley Royston Hertfordshire SG8 8LE

Submitted Plan Nos

Location Plan 580 02 18 580 02 19 580 02 20 580 02 21 580 02 22

1.0 Policies

HE1 Designated heritage assets

SECN16 Conserve + enhance historic environment

2.0 Site History

2.1 There is an extensive planning history (see file). Only a 1992 consent and the most recent applications are provided below:

92/00169/1LB – Front Entrance Porch, bay window, 4 dormer window, installation of replacement windows, additional rooflight windows, internal alterations including new staircase and removal of partition walls. Demolition of existing outbuilding and re-erection of garden room with link to existing house (in accordance with amended drawings received by local planning authority on 24th July 1992).

CCON 11.09.1992

22/03037/FPH - Single storey rear extension, installation of outdoor swimming pool and external seating area (as amended by plans received on 16th May and 26th June 2023).

CP 28.06.2023

22/03038/LBC – Rear single storey extension with associated ground works (as amended by plans received on 16th May and 26th June 2023).

CCON 28.06.2023

24/02784/PREH – Alteration and refurbishment of Grade 2 listed farmhouse and extension to annexed Lodge (as amended by plan received on 10th January 2025).

CMPLTE 04.03.2025

3.0 Policies

3.1 Policy HE1 of the North Hertfordshire Local Plan 2011 – 2031 is relevant as are the following paragraphs of Section 16 of the National Planning Policy Framework (Dec 2024):

- ☐ **207** (*local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting*)
- ☐ **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*).

4.0 **Representations**

4.1 **Barley Parish Council** – No objection.

Press and site notices – Internal alteration only so no requirement to display press or site notice and no comments received.

5.0 **Planning Considerations**

5.1 **Site & Surroundings**

- 5.1.1 The Old Manor House is a large, detached grade II listed building with detached garage block to the northeast of the dwelling along with a detached gym and storage building sited to the southeast. Access to the dwelling is via a private track leading up to the property from Bogmoor Road. Residential properties exist to the west, known as Bumel's Barn and The Tythe Barn with Old Manor Lodge and Willow Barn sited to the north. Except for Old Manor Lodge, the remaining three neighbouring properties are grade II listed buildings. The Old Manor House is a Designated Heritage Assets for the purpose of applying the aims of Section 16 of the NPPF and the list entry reads as follows:

<https://historicengland.org.uk/listing/the-list/list-entry/1102546?section=official-list-entry>

5.2 **Proposal**

- 5.2.1 The proposal is described as ***'Internal alterations and opening-up to facilitate investigation works to existing listed building fabric'***.

5.3 **Key Issues**

- 5.3.1 The key issue for consideration is the impact that the proposal would have on the listed building's special character.
- 5.3.2 The various elements of the proposal are listed in the supporting Design Statement [DS] as follows:
 - 1.1 *Opening-up works in areas as highlighted on drawings - careful removal of internal and external (where applicable) finishes dating from circa mid 1990's to reveal original timber studwork/timber rafters for inspection by specialist for signs of rot and/or infestation and to check for timber moisture levels.*
 - 1.2 *Removal of modern of modern built-in furniture installed since the mid 1990's as indicated on drawings to reveal existing original timber studwork for inspection.*
 - 1.3 *Removal of wall panelling installed since the mid-1990s (N.B. the historic corner cupboard in the sitting room would be retained in situ) and non-original fire surrounds to the ground and first floor rooms as indicated to reveal wall construction beyond.*
 - 1.4 *Lifting of non-original floorboards in areas indicated to allow inspection of the existing floor construction. The works are to be carried out without disturbance to historic fabric.*

1.5 Removal of redundant timber brackets to the roof trusses within the recently constructed garden room, stripping out existing partitions and bathroom and floor at first floor level of the garden room and opening-up works to investigate the structural frame.

5.4 Conclusion

5.4.1 As noted in the DS the opening-up works proposed relate to a very limited number of areas within some existing modern wall fabric, modern floors, and modern ceilings to investigate the construction materials in these locations and to reveal the roof materials used in the 1990s phase of works (appn ref: 92/01013/1LB). Various strip-out works to remove modern elements will allow detailed inspections of the existing fabric to be carried out which will be used to inform a forthcoming application LBC for proposed refurbishment works.

5.4.2 Under ref: 24/02784/PREH the Conservation Officer informed the planning case officer that:

“Most of the alteration and refurbishment work is supportable subject to a Heritage Impact Assessment as this affects later and non-significant historic fabric. Agent has been asked to submit an LB application for the first phase of the project i.e. strip out to ensure no historic fabric is lost or disturbed. Advice was given that any loose non original skirting could be lightly removed to reveal fabric behind these later additions. Following the strip out a further LB application is required for the development work....”

Although there is a case to say that the works proposed would not affect the listed building's special character and that consent would not be required, the application is to be determined. It is noted that affected areas will be reinstated like-for-like as soon as possible following inspection. Even if areas are not fully reinstated like-for-like and remain 'exposed' pending more detailed proposals, the listed building's special character would not be harmed.

5.4.2 To conclude, the proposal will not harm the listed building's special character, thus, satisfying the provisions of Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990, the aims of Section 16 of the NPPF and the aims of Policy HE1 of the North Hertfordshire Local Plan 2011 - 2031.

5.5 Alternative Options

5.5.1 Non applicable.

5.6 Pre-Commencement Conditions

5.6.1 Non applicable.

6.0 Recommendation

6.1 That Listed Building Consent be **GRANTED** subject to 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. During the opening-up works, if hidden historic features are revealed they should be retained in-situ. Works shall be halted in the relevant area of the building and the Local Planning Authority should be notified immediately. Failure to do so may result in unauthorised works being carried out and an offence being committed. A Method Statement for the continuation of works in any area(s) where such features (if any) are identified shall be submitted to and agreed in writing by the Local Planning Authority. Thereafter, the works shall proceed in accordance with the approved Method Statement.

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

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

