

## CONSERVATION TEAM CONSULTATION APPLICATION RESPONSE

|                              |                                                                                       |
|------------------------------|---------------------------------------------------------------------------------------|
| <b>APPLICATION REF:</b>      | 26/01473/FPH & 26/01474/LBC                                                           |
| <b>CASE OFFICER:</b>         | VW                                                                                    |
| <b>APPLICATION SITE:</b>     | Roe Green Barn, Roe Green, Sandon<br>Buntingford, Hertfordshire SG9 0QE               |
| <b>DESCRIPTION OF WORKS:</b> | Single storey extension to provide link between<br>main dwelling and existing annexe. |

### RECOMMENDATION:

Await feedback before offering a final recommendation, however, based on the current scheme I have reservations regarding the south elevation treatment of the link. At this stage I have not concluded that the proposal would fail to satisfy the aims of Sections 16(2), 66(1) and 72(1) of the Planning (Listed Building and Conservation Areas) Act 1990, Policy HE1 of the North Hertfordshire Local Plan 2011-2031 and Section 20 of the NPPF (August 2026).

### SHORT SUMMARY:

#### **Impact on listed building's significance, its setting and the character and appearance of the Roe Green Conservation Area**

The proposal will have a moderate but not necessarily harmful impact upon the building's special character, its setting and the character and appearance of the area.

### SITE CONTEXT:

Barn about 15 metres south-west of Roe Green Farm is grade II listed and the list entry is given at the link below.

<https://historicengland.org.uk/listing/the-list/list-entry/1102648?section=official-list-entry>

Roe Green Farmhouse is also grade II listed (see list entry at link below) and both buildings are located within the Roe Green Conservation Area.

<https://historicengland.org.uk/listing/the-list/list-entry/1176602?section=official-list-entry>

Both buildings and the area are Designated Heritage Assets for the purpose of applying the aims of Section 20 of the NPPF and Policy HE1 of the North Hertfordshire Local Plan 2011-2031.



The OS map regression below indicates that there was once a higher concentration of buildings south of the farmhouse certainly up until the 1920's but by 1947 this had been reduced to that in the right-hand image.

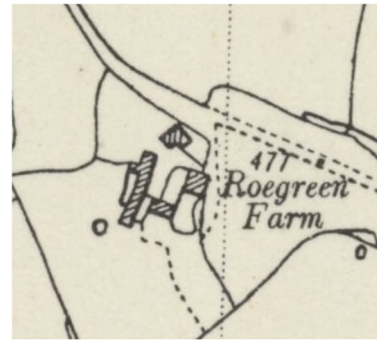
**Hertfordshire Sheet VIII**  
**Surveyed: 1877**  
**Published: 1883**



**Hertfordshire Sheet VIII.NW**  
**Revised: 1922**  
**Published: 1925**

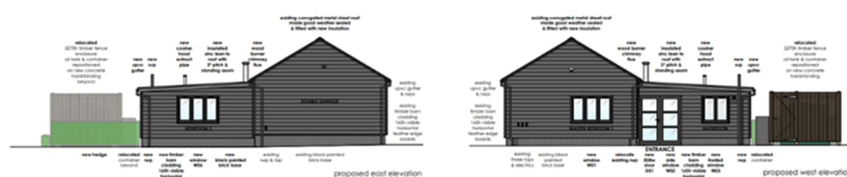
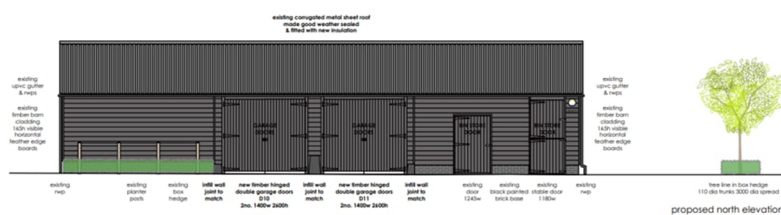


**Hertfordshire Sheet VIII.NW**  
**Revised: 1947**  
**Published: ca. 1950**



**With permission from the National Library of Scotland**

Under application refs: 18/02344/FPH & 18/02345/LBC permission was granted for alterations to existing outbuilding barn to create a new single storey residential annexe, garage, and storage area. The approved proposed floor plan is the following and still provided two garage spaces with side-hung, strap-hinge doors:



It would appear from the photo below accompanying the current application that the side-hung doors have gone, and the garage door openings are glazed implying that the conversion of this outbuilding is more extensive than initially granted. The garage doors did maintain a greater outbuilding aesthetic.



The photos below, which I took in 2018, place the barn and outbuilding in a verdant setting albeit less agrarian than was previously the case. It is this space between the buildings which helps to define their form and relationship to each other.



#### **DETAILED ANALYSIS AND CONSIDERATIONS:**

This aisled barn may be C17 or C18, however, as stated in the Design, Access and Heritage Statement [DAHS], the HER identifies it as being circa C16. At page 11 of the Design, Access and Heritage Statement it says:

*The significance of Roe Green Barn as a DHA results primarily from the architectural form of the main range of the building and the materials and method of its construction. Its remaining timber framing is its most important attribute.*

I suggest that the building's significance extends further to its former use and its established relationship to Roe Green Farm House. Several other buildings also formed part of Roe Green Farm but some have been removed over the last century or so.

Before looking at the scheme in detail, I refer to Historic England's publication entitled 'Adapting Traditional Farm Buildings Best Practice Guidelines for Adaptive Reuse' dated September 2017 which states the following at 3.11 - New extensions and buildings:

***Overtly domestic extensions such as porches and conservatories are alien in character and can rarely work successfully within the context of historic farm buildings. However, a carefully designed extension or new structure might be considered alongside a farm building if this will safeguard the significance of the main structure.***

*An extension or new building that houses ancillary functions that require a high degree of partition can leave an undivided historic space free from subdivision, thus protecting its character. Extensions for other uses, such as garages, are less easily justified, particularly if there are existing outbuildings that can usefully serve the purpose.*

*Whether contemporary in design or based on an existing structure, **extensions and new buildings should be subordinate in scale and relate to the massing and character of the existing farmstead group.** Maps, photographs and other historic images may record the scale, form and detail of significant lost buildings which can be considered for reconstruction.*

*Ideally new buildings can be sited on the footprint of lost buildings and/or be sensitive to the historic plan form, so careful thought needs to be given to their siting. The demolition of modern structures can allow space for a new extension, particularly if their removal enhances the group value.*

I am always prepared to consider contemporary built forms in a heritage context if appropriate and justified. What we have here is a C17 or C18 aisled barn (may be C16) and separate outbuilding and whilst historically there was more built form in the vicinity, the gap between these buildings assists in revealing the barn's built form.

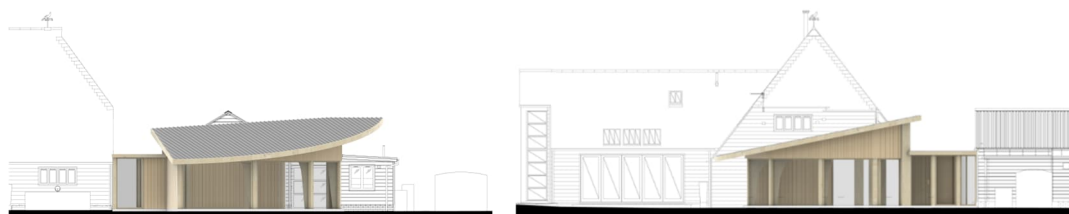
These are detached buildings set with a soft landscape setting and the rear projection to the main barn has introduced an overtly residential form to the main barn which contrasts significantly with the relatively unaltered front elevation which still retains its agrarian form and appearance.



I ask the same questions that I raised at pre-app:

- Is this considered an overtly domestic extension, alien in character in the context of these historic farm buildings?
- Is this a carefully designed extension which safeguards the significance of the main structure?
- Is the extension well justified, particularly if there is existing space that can usefully serve the purpose?
- Is the extension subordinate in scale and relate to the massing and character of the existing farmstead group?

I provided detailed feedback under ref: 25/02297/PREH - Householder & Listed Building Extension - Single storey extension linking dwelling to annexe. The mono-pitch roof of the office element had an 'iron' or 'blade' profile/appearance which visually sliced through the gap between both buildings and had an assertive and in my opinion, unwelcome influence on a space that is considered important in maintaining separation between barn and annexe. The extension was considered unsympathetic in form and served to contrast rather than be sympathetic with the buildings on either side.



In my view, the significant use of glazed elements would have had an erosive impact upon the barn's special character as a former substantial agricultural building which, historically, had limited openings. I said that I would be 'more receptive' to a link than I am to the office space but even here, if the link is to commence from the aisle to the barn, then in the image below there may be a case to suggest weatherboarding and slate roofing the first

four glazed bays of the link. I previously attempted to show this by blocking out these bays and by also blocking out the office building behind.



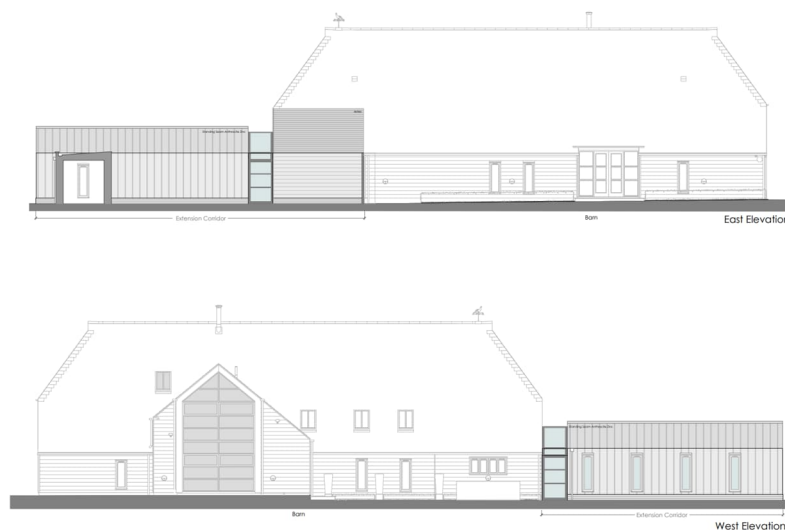
Figure 3 – View of proposed link to Barn



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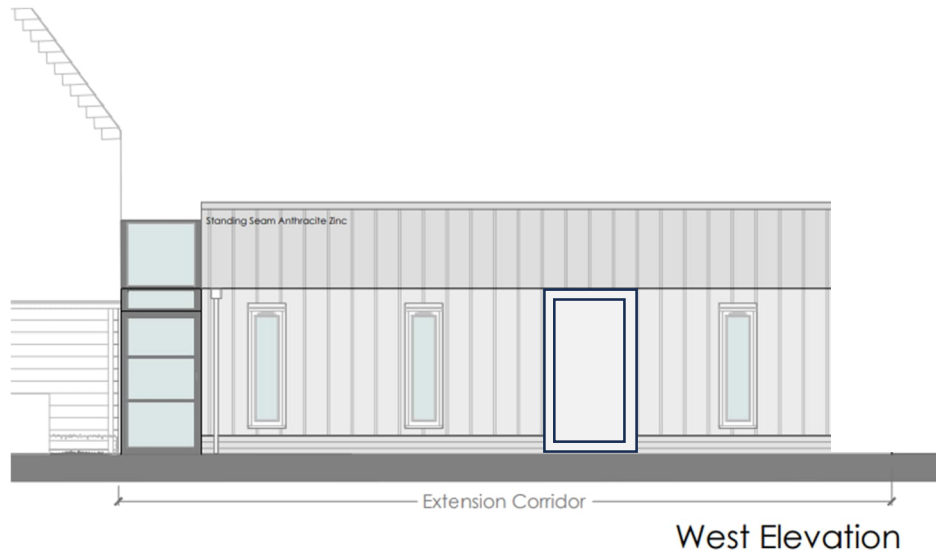
I said that to limit any intrusion, the link should ideally take the shortest route between the two buildings to minimise its impact, but it was noted that the link extended to the pair of glazed doors in the rear lean-to addition to the outbuilding. I concluded that I would find a link also unacceptable.

What is proposed is significantly different to that considered at pre-app and whilst I had my doubts that a link could be achieved, I have been prepared to reconsider my position on this. Firstly, the current scheme does take on board the point made above regarding the method of 'infilling' the left-hand aisle of the barn in the image below. This aspect of the scheme together with the short, glazed part of the link I find unobjectionable.





I am not entirely convinced by the length of the link, but this is 'broken up' by using different materials. What I am also unconvinced about is the treatment of the southern end of the link creating an open porch-like feature which will appear a little incongruous in its context. I understand the design concept of the axial view towards the garden through the glazed door, but this could perhaps be achieved with a narrow elongated window in the gable end. If the door was repositioned on the west elevation, not only could the link be slightly shortened, but this would also serve to ease the repetition of 4no. windows on this side of the link (see concept below).



#### HERITAGE POLICY ASSESSMENT:

##### Planning (Listed Building and Conservation Areas) Act 1990:

Sections 16(1) (LBC only), 66(1) (FPH only) and 72(1) (both)

##### North Hertfordshire Local Plan 2011-2031:

Policy HE1

##### NPPF (Aug 2026):

Section 20

#### CONCLUSION:

Await feedback to design comments before offering final recommendation.

**OFFICER:** Mark Simmons

**DATE:** 02/09/2026