

DELEGATED FILE NOTE

CASE OFFICER: ...Henry Thomas.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/00454/FP	Conversion and extension of existing outbuilding to create one 4-bed dwelling including raising ridge height and replacement roof, and part two storey and part single storey rear extension following demolition of single storey front lean-to. Erection of detached two-bay cart shed. Erection of brick wall on west boundary and rebuilding existing driveway brick piers to 2m in height and installation of sliding gates.	9 High Street Barkway Royston Hertfordshire SG8 8EA

Submitted Plan Nos

131523.10C 131523.11 131523.12C

1.0 Policies

D1	Sustainable design
D2	House exts, replcmnt dwellings outbuild
D3	Protecting living conditions
SECN12	Achieving well-designed places
SECN16	Conserve + enhance historic environment
HE1	Designated heritage assets
SP2	Settlement Hierarchy and Spatial Distrib
SP9	Design and Sustainability
T2	Parking

2.0 Site History

- 2.1 **25/00455/LBC** - External and internal alterations to existing outbuilding to facilitate conversion into one 4-bed dwelling including raising ridge height and replacement roof, and part two storey and part single storey rear extension following demolition of single storey front lean-to.

Erection of brick wall on west boundary and rebuilding existing driveway brick piers to 2m in height and installation of sliding gates.

Concurrent application.

- 2.2 **24/02169/FP** - Conversion and extension of existing outbuilding to create one 4-bed dwelling including raising ridge height and replacement roof, and part two storey and part single storey rear extension following demolition of single storey front lean-to. Erection of detached two-bay cart shed with studio accommodation over.

Withdrawn.

- 2.3 **24/02170/LBC** - External and internal alterations to existing outbuilding to facilitate conversion into one 4-bed dwelling including raising ridge height and replacement roof, and part two storey and part single storey rear extension following demolition of single storey front lean-to.

Withdrawn.

- 2.4 **19/01700/FP** - Remove single-storey lean-to to front elevation. Replace existing roof with steeper pitched roof. Single-storey rear extension with accommodation in roof space. All to facilitate conversion to 2-bed dwellinghouse.

Conditional Permission.

- 2.5 **19/00294/LBC** - Internal and external alterations together with rear extension to facilitate conversion of existing garage/outbuilding and create 1no. two bedroom dwelling.

Conditional Consent.

- 2.6 **17/02425/1** rection of one 3 bedroom dwelling following demolition of existing building.

Refused and Dismissed at Appeal.

- 2.7 **16/00555/1** Conversion and two storey rear extension to existing garage/outbuilding to create one 2 x bedroom dwelling

Conditional Permission.

3.0 **Representations**

- 3.1 **Site Notice and Neighbour Consultation** – 3 representations received which are all neutral in stance and refer to the need for swift bricks to be included within the scheme.

Two comments have been received under the concurrent application: 25/00455/LBC. One in support and one in objection which relate to planning matters.

- 3.2 **NHC Ecology** – No objection subject to condition.

- 3.3 **NHC Conservation** – No objection.

- 3.4 **Barkway Parish Council** – No objection.

It was decided that there were no objections to these revised applications, however, could ownership please be established, before these applications are determined, of an existing brick wall on the west boundary. Is this the wall referred to in these applications or does the applicant intend to build another wall parallel to the existing wall?

In addition, the Parish Council would ask that as the application site is alongside a grade 2 listed building, could a condition be imposed that measures are put in place to mitigate the chances of damage to that property, especially during the building stage involving delivery of plant and materials to site?

3.5 **Waste and Recycling** – Insufficient information provided.

3.6 **HCC Archaeology** – None received.

3.7 **Environmental Health (combined)** - No objection subject to conditions.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The outbuilding/garage is located to the rear of and between No. 7 High Street, a grade II listed building and Barkway Chapel/Congregational Church (a building of local interest). The access is off the High Street. The outbuilding lies within the Barkway settlement boundary and Conservation Area. The outbuilding is considered to be curtilage listed.

4.1.2 Planning permission was granted in 2016 and then later in 2019 for the conversion and two storey extension to existing garage/outbuilding to create one 2 bedroom dwelling.

4.2 **Proposal**

4.2.1 Planning permission is sought for the conversion and extension of existing outbuilding to create one 4-bed dwelling including raising ridge height and replacement roof, and part two storey and part single storey rear extension following demolition of single storey front lean-to. Erection of detached two-bay cart shed. Erection of brick wall on west boundary and rebuilding existing driveway brick piers to 2m in height and installation of sliding gates.

4.2.2 The proposed extension to the outbuilding would raise the ridge by 1.3m (to 6.3m) and eaves by 0.3m (to 3.85m) and would add an extension of approximately 6m deep, 10m wide to the rear. The proposed materials are:

Roof – Reclaimed clay pan tiles and plain clay tiles.

Windows / Doors – A selection of painted double glazed flush casement windows, doors and glazed screens.

Walls – A selection of facing brickwork, painted bead moulded horizontal timber boarding and black feather edged boarding.

Rainwater Goods – Gutters and down pipes will be black cast iron/aluminium.

- 4.2.3 The proposed Cart Shed would have a gable roof which is 4m to ridge and 2.5m to eaves, 6.5m wide and 6.5m deep the proposed materials are:

Roof – Natural slate

Walls – Timber boarding painted black on brickwork plinth.

4.3 **Key Issues**

- 4.3.1 The key considerations are:

- The Principle of Development
- Rural Area beyond the Green Belt
- Design/Impact on the Character of the Area
- Impact on the Amenities of Neighbouring Properties/Future Occupiers
- Highways and Parking
- Heritage Assets
- Landscaping

The Principle of Development

- 4.3.2 The Local Plan Policy SP2 sets out the hierarchy for new residential development within the District, with the main housing being to allocated sites and then with general development allowed within the category A villages and in-filling within category B villages. This site is located within the settlement boundary for Barkway a Category B village. Given that the proposal seeks for the conversion and extension of an existing outbuilding which has been granted permission in 2016 and 2019, there would be no objection in principle.

Design/Impact on the Character of the Area

- 4.3.3 Policy D1 of the Local Plan states that planning permission will be granted for development proposals that respond positively to local context and create or enhance the public realm. Policy SP9 of the Local Plan further considers that new development will be supported where it is well designed and located and responds positively to its local context. This is echoed in Section 12 of the NPPF.
- 4.3.4 The existing outbuilding is set back from the High Street by a long driveway. Although the ridge would be raised, the proposal would retain a modest, simple façade on the front (west) elevation which would not appear overtly residential in form and appearance. As such I consider that this increase in height would not be harmful.
- 4.3.5 The rear gable would not be visible from the public realm and would have a ridge which sits below the ridge of the original outbuilding, as such it would not affect the character or appearance of the outbuilding.

- 4.3.6 The side extension and cart shed would appear subservient in scale to the outbuilding itself. Given their single storey size, the only visibility of this addition would be of their roofs which would help reduce their visual appearance within the street scene.
- 4.3.7 Given these reasons, I consider that the dwelling would be sympathetic to the character and appearance of the Barkway Conservation Area, street scene and the setting on No.7 High Street and Barkway Chapel.
- 4.3.8 The proposed development is therefore considered to respond positively to local context, in accordance with Policies SP9 and D1 of the Local Plan.

Impact on Heritage Assets

- 4.3.9 The application has been considered by the Conservation Officer where he requested amendment to the rear windows and gate:

It is considered that the proposal is an improvement on that submitted under withdrawn application refs: 24/02169/FP & 24/02170/LBC and on which I commented on 13/12/2024. Consequently and subject to rear gable window, vehicular entrance and draft conditions, the proposal will not harm the host building's special character or the setting / significance of nos. 7 & 9 High Street or harm the character or appearance of the Barkway Conservation Area.

- 4.3.10 As such, the proposal has been amended to include in line with the Conservation Officer's comments. It is considered that the proposal would not have any significant impact on the character and appearance of the conservation area. The proposed materials and design are considered sympathetic to the locality and the conservation area and there would not be any harm to the heritage significance of the conservation area. The proposal therefore complies with Policy HE1 of the Local Plan and Section 16 of the NPPF.

The Impact on Neighbouring Dwellings/Future Occupiers

- 4.3.11 Policy D1 of the Local Plan also requires that development proposals meet or exceed the nationally described space standards. Policy D3 of the Local Plan states that planning permission will be granted for development proposals which do not cause unacceptable harm to living conditions. These considerations are echoed within Section 12 of the NPPF.
- 4.3.12 The proposed dwelling at approximately 127.5 sqm would comply with the minimum nationally described space standards for a 3 bedroom/6-person property (102 sqm), would have a suitable amount of private amenity space, and would see all habitable rooms achieve suitable levels of natural light. It is therefore my view that the proposal would not result in any harm to the reasonable living conditions and well-being of future occupiers.
- 4.3.13 The proposed extension to the existing outbuilding would be set away from neighbouring dwellings and would not be considered overbearing, the fenestration would not provide a vantage point for overlooking. The proposed Cart Shed has a modest roof form and would be

partially screened by an existing shed in the garden on No.7 High Street. As such, I consider that the scheme would not give rise to any materially adverse impacts upon the reasonable living conditions and well-being of neighbouring properties and would provide acceptable living conditions for future occupiers. This is in accordance with Policies D1 and D3 of the Local Plan.

Highways and Parking

- 4.3.14 The site would reuse the existing access onto the High Street. The proposed Cart Shed would provide parking for 2 vehicles and cycle storage. It is considered that a single dwelling in this location would not have a significant material impact on traffic and highway safety in this area. The proposal provides adequate space to allow for vehicles to turn and exit the site in forward gear. The proposal complies with policy T2 of the Local Plan.

Landscaping / Ecology.

- 4.3.15 The proposal would replace the existing close boarded fence with a brickwork wall to the front of the site, the trees to the rear would be retained. As per the BNG regulations, the development is bound to delivering at least 10% of BNG. Policy NE4 requires proposals to demonstrate measurable gains of BNG, and given the landscaping within the site at present, I consider that the development would result in some enhancement of ecological assets. Furthermore, the implementation of enhancements, as required by the Ecology consultee response, is considered to meet the requirements of this policy.

Waste Storage

- 4.3.16 It is considered that the proposal would have ample room to site the bins adjacent to the dwelling, the resident will be required to drag the bins to the end of the driveway for collection in line with the neighbouring dwellings.

Sustainability and Environmental Implications

- 4.3.17 Section 14 of the NPPF sets out how the planning system should support the transition to a low carbon future. The principles set out in Section 14 are reflected in Policy D1 of the North Herts Local Plan, which sets out that development proposal should take all reasonable opportunities to reduce energy consumption and waste, retain existing vegetation and propose new appropriate planting, and future proof for changes in technology and lifestyle.
- 4.3.18 The proposed development, would have no significant implications for the local environment in terms of carbon emissions. I am therefore satisfied that the proposal would be generally in compliance with Section 14 of the NPPF and Policy D1 of the Local Plan.

Other Matters

- 4.3.19 Although Environmental Health has requested a condition for an EV Charger. This is now a building regulation requirement, as such the doubling up of conditions would not be required.

4.3.20 Given the relatively constrained nature of the site, it is deemed necessary that the Permitted Development Rights for classes A to E of the Town and Country Planning (General Permitted Development) Order 2015, Schedule 2, Part 1, be removed by condition to control future development on the site.

4.3.21 With regard to the comment received from Barkway Parish Council. The agent has provided the following:

“The Existing wall on the western edge of this site is to be altered in that piers are proposed to be built at where the existing opening to that wall is (please compare between existing site plan and proposed site plan), and a new sliding gate to be fitted (drawing 131523.10B).

There is no new wall proposed to be built at that location (just making good with piers to existing).

We are of the understanding that the applicant owns the wall.”

4.3.22 With regard to the neighbouring objection, the proposed gate has been amended in line with the Conservation Officer comments to be sympathetic with the rural setting.

4.4 **Conclusion**

4.4.1 Subject to conditions, I consider the proposal is acceptable in terms of its design and form. It would not have a materially adverse impact on the living conditions of neighbours or the character of the area or harm to the curtilage listed building.

4.5 **Alternative Options**

4.5.1 N/A

4.6 **Pre-Commencement Conditions**

4.6.1 N/A

5.0 **Recommendation**

5.1 That planning permission be **GRANTED** subject to the following conditions:

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out wholly in accordance with the details specified in the application and supporting approved documents and plans listed above.

Reason: To ensure the development is carried out in accordance with details which form the basis of this grant of permission.

3. No development shall take place until an Ecological Enhancement Plan (EEP) for the creation of new wildlife features such as hibernacula, the inclusion of integrated bird/bat and bee boxes in buildings/structures and hedgehog holes in fences, has been submitted to and approved in writing by the local planning authority. The approved measures must be implemented on site prior to occupation retained on site thereafter.
Reason: To ensure development is ecologically sensitive and secures biodiversity enhancements in accordance with the National Planning Policy Framework.

4. Details or sample of the roof materials for the double garage hereby approved shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the roof shall be covered in accordance with the approved materials.

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

5. Details of the weatherboarding for the converted outbuilding, extensions thereto and the double garage together with the external finish shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the weatherboarding shall be installed 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 outbuilding under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Policy HE1 of the Local Plan

6. The double garage doors shall be manufactured in timber and with metal strap hinges 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 outbuilding under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Policy HE1 of the Local Plan.

7. New rainwater goods for the converted outbuilding, extensions thereto and the double garage shall be black-painted cast-iron or aluminium or black cast-iron effect 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 outbuilding under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Policy HE1 of the Local Plan.

8. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 as amended no development as set out in Classes A, B, C and E of Part 1 of Schedule 2 to the Order, (or any subsequent Statutory Instrument which revokes, amends and/or replaces those provisions) shall be carried out without first obtaining a specific planning permission from the Local Planning Authority.

Reason: Given the nature of this development, the Local Planning Authority considers that development which would normally be "permitted development" should be retained within planning control in the interests of the character and amenities of the area.

9. Details and/or samples of all hardsurfacing materials to be used in the development hereby permitted shall be submitted to and approved in writing by the Local Planning Authority before the development is commenced and the approved details shall be implemented on site.

Reason: To ensure that the development will have an acceptable appearance which does not detract from the appearance and character of the surrounding area and to comply with Policy D1 of the North Hertfordshire Local Plan 2011 to 2031.

Biodiversity Net Gain

1. The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for the development of land in England is deemed to have been granted subject to the condition "(the biodiversity gain condition)" that development may not begin unless:
 - (a) a Biodiversity Gain Plan has been submitted to the planning authority, and
 - (b) the planning authority has approved the plan.The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan if one is required in respect of this permission would be North Hertfordshire District Council.

There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply (<https://www.gov.uk/guidance/biodiversity-net-gain-exempt-developments>).

Based on the information available this permission is considered to be one which will require the approval of a biodiversity gain plan before development is begun because none of the statutory exemptions or transitional arrangements are considered to apply.

Proactive Statement:

Planning permission has been granted for this proposal. The Council acted proactively through positive engagement with the applicant during the determination process which led to improvements to the scheme. The Council has therefore acted proactively in line with the requirements of the Framework (paragraph 38) and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015.

Signed  Anne McDonald	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 10 July 2025	