

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
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.	9 High Street Barkway Royston Hertfordshire SG8 8EA

Submitted Plan Nos

131523.10C 131523.11 131523.12C

1.0 Policies

HE1 Designated heritage assets

SECN16 Conserve + enhance historic environment

2.0 **Relevant Site History**

2.1 **25/00454/FP** - 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Withdrawn.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Withdrawn.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 **Press, Site and Neighbour Notifications** – 3 comments received, one in support, one in objection and one by the applicant responding to the Parish Council.

3.2 **NHC Conservation Officer –**

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 (5.6 below), vehicular entrance (5.8 below) and draft conditions at 6.0, 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. The proposal therefore satisfies the provisions of Sections 16(2) (LBC only), 66(1) (FP only) and 72(1) (both) of the Planning (LB & CA) Act 1990 and Policy HE1 of the North Hertfordshire Local Plan 2011 – 2031 and will also accord with Section 16 of the Framework.

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

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.

4.3 **Key Issues**

- 4.3.1 The key issues for consideration is the impact that the proposed development would have on the special character, setting and significance of the listed building.
- 4.3.2 Comments were received from the Conservation Officer. These comments advised that the proposal is considered acceptable as amended. The conclusion of these comments was a No Objection subject to conditions being implemented.
- 4.3.3 There have not therefore been any objections raised by the Council's Conservation Officer, which is given significant weight. The impacts of the proposal on the character and appearance of the building and its significance as a designated heritage asset are considered acceptable.
- 4.3.4 With regard to the objection received, these have been considered under the concurrent application: 25/00454/FP.

4.4 **Conclusion**

- 4.4.1 It is considered that the proposal will not occasion harm to the listed building's special character, therefore, satisfies 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.

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 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. 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. Prior to the commencement of recovering the outbuilding roof, a sample or details of the roof material shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the roof shall be covered in accordance with the approved roof 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

4. Prior to the occupation of the dwelling the roller door 'shutter' to the front elevation shall be implemented 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

5. All new windows and doors shall be manufactured in timber and sections details of all new windows (including 1:1 scale of glazing bars and glazing system) and details of method of opening shall be submitted to and approved in writing by the Local Planning Authority prior to their manufacture and installation. Thereafter, the windows 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.

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