North Hertfordshire District Council
Building Conservation comments

File Ref: 18/00944/LBC
Date: 15/10/2018
Planning Officer: SD
Address: 35 High Street, Barkway, Royston SG8 8EA
Subject: Two storey and single storey rear extensions; internal and external alterations. Part removal of boundary wall.

Firstly, I assume that the description will be amended to presumably recognise the fact that i) the extension has been amended and ii) the curtilage-listed boundary wall is to remain? If this is the case, then I suggest the following wording: ***Single-storey rear lean-to extension together with internal & external alterations.*** Furthermore, the previously submitted Block Plan and Boundary Wall Elevation drawing no longer need to form part of the proposed plans (this would apply also to ref: 18/00866/FPH) and the description for the planning application will presumably need to be amended to ***'Single-storey rear lean-to extension'*** only?

Since producing comments on 20th July 2018, I emailed the case officer on 13th August 2018 stating the following:

" ... My initial thoughts, however, are that the wall should be retained." On 27th July, photos were received from Mr and Mrs Sleath via email and whilst the whole length of wall is not viewable, based on these photos, it is noted that this wall is constructed in a random bond using different materials, is curtilage-listed and ***I am of the view that it possesses some historic interest. In my opinion, a convincing justification has not been provided for its part removal, therefore, I raise an objection to its part demolition. ……***

*Also in my comments dated 20th July, I stated that "….There is scope, however, to perhaps enlarge the rear lounge and provide either a breakfast area or a WC/Utility. However, if this to receive a pitched roof and if the junction with the 1980's extension is to sit below the first floor window sills, then a slate roof only may be achievable due to the shallow roof pitch. Furthermore, the extension depth may need reducing….. **I have been asked as to whether I would support the use of Eternit riven tiles in grey (I assume this is a reference to the riven Edgemere?). This is a fibre cement product which can be laid at min pitch of 17.5^0. I am not prepared to support this product on listed building work when a natural slate product could be used.** There are systems on the market that would allow natural slate to be laid on shallow pitches. However, I would be encouraging a slightly steeper roof pitch, lets say 25^0 being achieved, so that a natural slate product could be used…."*

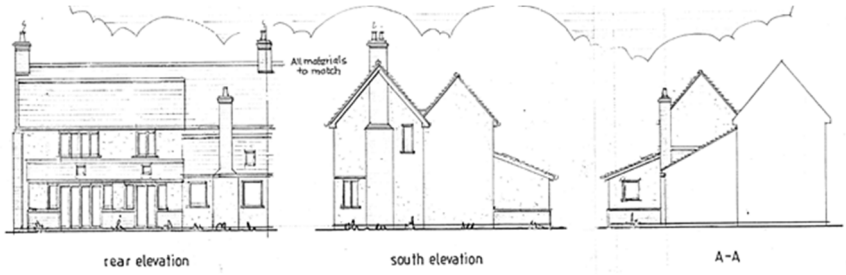
The existing C20 rear addition relates to planning permission ref: 1/624/82 and followed a strong recommendation to refuse an earlier iteration under this reference. This scheme has a somewhat unresolved fenestration between the ground and first floors, but this preceded listing by 5 years, hence no LB application. The first floor metal framed lattice windows certainly contribute more positively to the building's special character when compared with that of the ground floor fenestration.



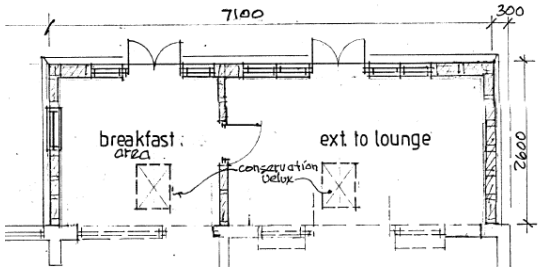


An amended proposal was received on 20th September 2018. For ease of reference, the images below compare the original and amended schemes.





Even though I would not be looking for the glazed doors to be metal lattice types, the latest iteration, whilst significantly better in terms of size and form would not take the opportunity to complement the fenestration at first floor with regard to the side-lights. I am of the opinion that the side lights are unnecessary and I would have encouraged a simple pair of doors to the breakfast area (this relatively small space would still be served by a pair of glazed doors, a side window and a roof light) whilst I would have suggested placing the double-doors (without full side panels) serving the lounge, to the left or right and then introducing a separate double or triple metal lattice window. I appreciate, however, that these alterations are unlikely to be forthcoming and if a decision needs to be made on the application as it currently stands then I will not raise an objection but this would only be for the fact that the fenestration is no worse than the existing rear fenestration at ground floor.



Suggested conditions

1. Standard LB time condition.

   (I cannot find confirmation on the Anite file as to what roof material is being proposed, therefore, I can only offer the following condition below)

2. A sample of the proposed roof materials shall be submitted to 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 the building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

3. No new windows / glazed panels shall receive ‘storm proof’ frames 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 the building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

4. The application form stipulates ‘Upvc’ for new rainwater goods, these shall be black cast-iron effect Upvc unless otherwise agreed 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 special regard is paid to protecting the special architectural and historic interest and integrity of the building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

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

Mark Simmons
Senior Conservation Officer