

Application for Listed Building Consent for alterations, extension or demolition of a listed building

Planning (Listed Buildings and Conservation Areas Act) 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

Description of site location must be completed if postcode is not known:

Easting (x)

Northing (y)

Description

Applicant Details

Name/Company

Title

First name

Matthew

Surname

MacDonald

Company Name

Address

Address line 1

Greenbury

Address line 2

London Road

Address line 3

Town/City

Barley

County

Country

GB

Postcode

SG8 8JF

Are you an agent acting on behalf of the applicant?

- ☐ Yes
- ☒ No

Applicant Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

Description of Proposed Works

Please describe the proposals to alter, extend or demolish the listed building(s)

We are submitting this proposal relating to upcoming rethatching works to my Grade II listed property at Greenbury, London Road, Barley.

The roof is currently thatched in long straw with a block ridge. As the thatch is due for renewal, we are proposing that we reinstate a traditional flush ridge as we understand it to be a more historically sensitive approach for a long straw roof in this area.

After submitting an informal enquiry to Mark Simmons, Senior Conservation Officer for North Herts Council, he confirmed that a flush ridge would be the conservation preference but still advised that an application for listed building consent would be required. He said that although replacing a block ridge with a flush ridge is a relatively minor change it would nonetheless technically be an alteration from what is currently there.

Has the development or work already been started without consent?

☐ Yes

☒ No

Listed Building Grading

What is the grading of the listed building (as stated in the list of Buildings of Special Architectural or Historical Interest)?

☐ Don't know

☐ Grade I

☐ Grade II*

☒ Grade II

Is it an ecclesiastical building?

☐ Don't know

☐ Yes

☒ No

Demolition of Listed Building

Does the proposal include the partial or total demolition of a listed building?

☐ Yes

☒ No

Related Proposals

Are there any current applications, previous proposals or demolitions for the site?

- ☐ Yes
☒ No

Immunity from Listing

Has a Certificate of Immunity from Listing been sought in respect of this building?

- ☐ Yes
☒ No

Listed Building Alterations

Do the proposed works include alterations to a listed building?

- ☒ Yes
☐ No

If Yes, do the proposed works include

a) works to the interior of the building?

- ☐ Yes
☒ No

b) works to the exterior of the building?

- ☒ Yes
☐ No

c) works to any structure or object fixed to the property (or buildings within its curtilage) internally or externally?

- ☐ Yes
☒ No

d) stripping out of any internal wall, ceiling or floor finishes (e.g. plaster, floorboards)?

- ☐ Yes
☒ No

If the answer to any of these questions is Yes, please provide plans, drawings and photographs sufficient to identify the location, extent and character of the items to be removed. Also include the proposal for their replacement, including any new means of structural support, and state references for the plan(s)/drawing(s).

Heritage Statement
Greenbury, London Road, Barley, Hertfordshire
Grade II Listed Building – List Entry No. 1102584
1. The Heritage Asset

Greenbury is a Grade II listed building (List Entry No. 1102584), first listed on 3 June 1987. The Historic England list entry describes the building as an early 17th-century timber-framed house, extended in the later 17th century and subsequently altered and extended in the 19th century.

The building is of special architectural and historic interest principally for its surviving historic fabric and its character as a traditional timber-framed vernacular house. The list entry identifies, amongst other features, its steeply pitched thatched roof, exposed timber framing, jowled posts, arched braces, historic fireplace and inglenook with bread oven.

2. Proposed Works

The proposal is for the re-thatching of the existing roof, which is currently finished in long straw with a block ridge.

As part of the re-thatching works, it is proposed to replace the existing block ridge with a traditional flush ridge appropriate to a long-straw thatched roof.

The proposed flush ridge would be a relatively minor alteration to the existing roof covering and would retain the existing steeply pitched form and traditional thatched character of the building.

3. Impact on Special Architectural and Historic Interest

The proposed works would retain the existing roof form and thatched covering and would not affect the historic timber frame or other significant historic fabric of the building.

The proposed flush ridge would provide a more traditional vernacular finish to the long-straw roof. It would therefore be sympathetic to the character of the listed building and would enhance the traditional appearance of the roof without altering its overall form or proportions.

The proposed works would not harm the special architectural or historic interest of Greenbury. On the contrary, the use of a traditional flush ridge is considered to be a historically sensitive treatment of the long-straw roof and would be consistent with the vernacular character of the listed building.

The Council's Heritage Officer has advised that a flush ridge would reflect a vernacular finish and has confirmed that he considers the proposed approach acceptable.

4. Conclusion

The proposed re-thatching works, including the introduction of a traditional flush ridge, would preserve the character and appearance of the Grade II listed building. The works would retain the existing roof form and use an appropriate traditional treatment for a long-straw thatched roof.

It is therefore considered that the proposal would not cause harm to the special architectural or historic interest of Greenbury.

Materials

Does the proposed development require any materials to be used?

☒ Yes

☐ No

Please provide a description of existing and proposed materials and finishes to be used (including type, colour and name for each material) demolition excluded

Type:

Roof covering

Existing materials and finishes:

Thatch roof with long straw. Block ridge with long straw. Wire netting.

Proposed materials and finishes:

Thatch roof with long straw to a minimum 12 inch thickness. Flush ridge with long straw. Wire netting 19mm X 20 gauge. New cement collars to chimneys.

Are you supplying additional information on submitted plans, drawings or a design and access statement?

☐ Yes

☒ No

Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal?

☐ Yes

☒ No

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

☒ Yes

☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

☐ The agent

☒ The applicant

☐ Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

☒ Yes

☐ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

***** REDACTED *****

First Name

***** REDACTED *****

Surname

***** REDACTED *****

Reference

26/00536/GEN

Date (must be pre-application submission)

01/05/2026

Details of the pre-application advice received

The Council's Heritage Officer has advised that a flush ridge would reflect a vernacular finish and has confirmed that he considers the proposed approach acceptable. He confirmed that although the flush ridge detail would be the conservation preference and is a relatively minor change it would nonetheless technically be an alteration from what is currently there and so he advised that an application for listed building consent would be necessary.

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

- ☐ Yes
- ☒ No

Ownership Certificates

Certificates under Regulation 6 - Planning (Listed Buildings and Conservation Areas) Regulations 1990

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of **all** the land to which this application relates; **and** has the applicant been the sole owner for more than 21 days?
E.g. All the land is owned by a single individual

- ☒ Yes
- ☐ No

Certificate Of Ownership - Certificate A

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/the applicant was the owner (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of any part of the land or building to which the application relates.

Person Role

- ☒ The Applicant
- ☐ The Agent

Title

First Name

Surname

Declaration Date

☒ Declaration made

Declaration

I/We hereby apply for Listed building consent as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

Date

Amendments Summary

I have amended the location plan and removed the red line around the building, leaving only the red line around the site perimeter. This was requested in a letter (26/02386/LBC) from Katherine Watts on 9 October 2026.