

CONSERVATION TEAM CONSULTATION APPLICATION RESPONSE

APPLICATION REF:	26/00524/FPH & 26/00525/LBC
CASE OFFICER:	VW
APPLICATION SITE:	The Thatched Cottage, Smiths End Lane, Barley, Royston, Hertfordshire, SG8 8LH
DESCRIPTION OF WORKS:	Single storey rear extension, open-sided side porch following demolition of existing side porch and C20th store. Alterations to external materials and fenestration throughout. Erection of detached double garage and installation of no.2 ASHP following removal of existing oil tank (as amended by drawing nos. 2541.PD.201E and 2541.PD.202D received on 21 May 2026) Single storey rear extension, open-sided side porch following demolition of existing side porch and C20th store. Alterations to external materials and fenestration throughout. Internal alterations (as amended by drawing nos. 2541.PD.201E and 2541.PD.202D received on 21 May 2026)

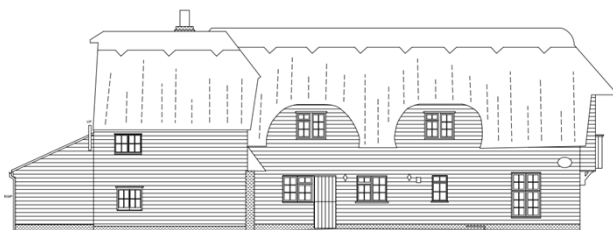
RECOMMENDATION:

I raise **NO OBJECTION** on the basis that the proposal satisfies the provisions of Section 16(2) (LBC only), 66(1) (FPH only) and 72(1) (both) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and the aims of Para 135 c) and Section 16 of the NPPF and Policy HE1 of the North Hertfordshire Local Plan 2011-2031.

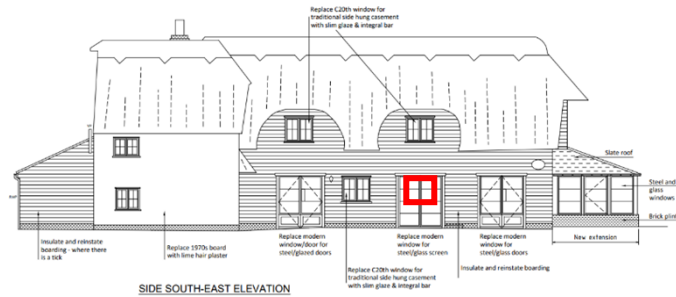
DETAILED ANALYSIS AND CONSIDERATIONS:

These comments relate to amended drawing nos. 2541.PD.201E and 2541.PD.202D received on 21 May 2026 following the concern I raised on 6 May regarding the fenestration between the two pairs of part-glazed doors on the South East Elevation. I suggested that the glazed screen be replaced either with a double-casement window (red outline below) or maybe a triple casement, as this would maintain a greater cottage aesthetic and where two double-door openings are already proposed.

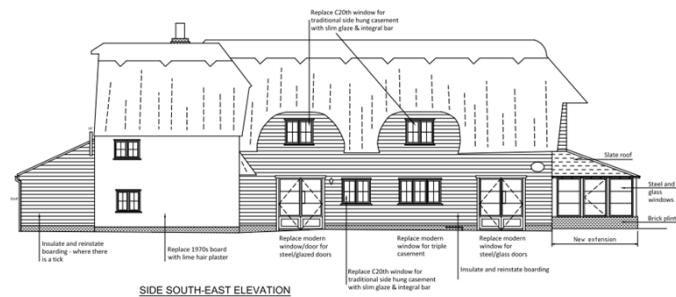
Existing



Originally proposed with suggested change highlighted



Latest proposal



In my opinion, the change is an acceptable improvement when compared with the previous iteration.

Suggested conditions (FPH only)

1. Standard time condition.
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. The garage roof shall be covered using natural slates unless otherwise agreed and approved in writing by the Local Planning Authority.

Reason: To ensure that special regard is paid to character and appearance of the Barley Conservation Area under Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Policy HE1 of the North Hertfordshire Local Plan.

4. The garage roof shall have an open eaves (exposed rafter feet), unless otherwise agreed and approved in writing by the Local Planning Authority.

Reason: To ensure that special regard is paid to character and appearance of the Barley Conservation Area under Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Policy HE1 of the North Hertfordshire Local Plan.

5. The garage doors shall be black-painted timber, vertical-boarded doors 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 character and appearance of the Barley Conservation Area under Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Policy HE1 of the North Hertfordshire Local Plan.

Suggested conditions (LBC only)

Note: I have suggested a slight change to the wording of Condition 2 to avoid confusion with the proposed steel windows to the extension and the steel doors to the Southeast Elevation.

1. Standard time condition.
2. With exception of the steel windows to the extension and the steel doors to the Southeast Elevation, all new windows shall be manufactured in timber with flush casements where openable and no trickle vents. Section details thereof shall be submitted to and approved in writing by the Local Planning Authority prior to their manufacture including 1:1 section of glazing bars and glazing system. Thereafter the new windows shall be installed in accordance with the approved details.

Reason: To ensure that regard is paid to the special character of the listed building under Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Policy HE1 of the North Hertfordshire Local Plan.

HERITAGE POLICY ASSESSMENT:

Planning (Listed Building and Conservation Areas) Act 1990:

Sections 16(2) (LBC only), 66(1) – (FPH only) and 72(1) (both)

North Hertfordshire Local Plan 2011-2031:

Policies D2 and HE1

NPPF (December 2024):

The following paragraphs are relevant:

- **135 c)** (*sympathetic to local character and history, including the surrounding built environment*),
- **207** (*local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting*)
- **210** (*desirability of new development making a positive contribution to local character and distinctiveness*),
- **212** (*great weight should be given to the asset's conservation*),
- **213** (*clear and convincing justification*), and
- **215** (*harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use*).

CONCLUSION:

I find the amended scheme **UNOBJECTIONABLE**.

OFFICER: Mark Simmons

DATE: 21/05/2026