

DELEGATED FILE NOTE

CASE OFFICER: ...Tom Rea.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
24/01583/LBC	Retain oak framed pergola in front of rear midstrey to Barn 3 but with gable section above removed. Erection of oak framed lean to's to either side of mistrey with corrugated metal roofs	The Farmhouse At Redcoats Stevenage Road Redcoats Green Little Wymondley Hitchin Hertfordshire SG4 7JR

Submitted Plan Nos

1043 - 01 1043 - PL01 1043 - PL02 1043 - 03 1090 - PL03 1043 - 04

1.0 Policies

1.1 **National Planning Policy Framework**

Section 16 – Conserving and enhancing the historic environment

1.2 **North Hertfordshire Draft Local Plan 2011-2031**

SP13 – Historic environment

D1 – Sustainable Design

HE1 – Designated heritage assets

2.0 **Site History**

2.1 Extensive planning history available on file.

3.0 **Representations**

3.1 **Site Notice:**

Start Date: 06/08/2024

Expiry Date: 29/08/2024

3.2 **Press Notice:**

Start Date: 08/08/2024

Expiry Date: 31/08/2024

3.3 **Neighbouring Notifications:**

No neighbouring representations have been received.

3.4 **Parish Council / Statutory Consultees:**

Wymondley Parish Council – No comments received.

NHC Conservation Officer – No Objection subject to conditions .

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The application site contains a group of Grade II and Grade II* Listed Buildings to the south of Stevenage Road. The development is linked to a large L-shaped group of barns, both of which are Grade II listed. Their list entries are as follows:

“2 adjoining barns. C17. Timber frame on brick sills, dark weatherboarded with steep-pitched roofs now slated. An L-shaped range of barns in NE corner of yard to E of

Redcoats Farmhouse Hotel. Longer N barn probably of 5 bays has several boarded doors. 4-bays E barn has double doors on W in 2nd bay from S and E outshut projection in same bay under catslide continuation of roof. Jowled posts and mid-height rail.”

“Barn. C17. Timber frame on red brick sill, frame exposed at rear with sandy red brick infill, dark weatherboarding elsewhere. Steep-pitched roof now of corrugated iron. A 3-bays barn facing W with double doors in middle-bay and rear outshut in same bay. Lean-to extension at N end. Jowled posts, straight tension braces, single purlin to each roofslope clasped by inclined straight queen-posts. Included for group value.”

4.1.2 The application site is situated within the Green Belt.

4.2 **Proposal**

4.2.1 Listed building consent is sought for the retention of a covered oak frame that provides external cover to the courtyard area.

4.3 **Key Issues**

Impact on Designated Heritage Assets:

4.3.1 Paragraph 203 of the NPPF sets out that Local Planning Authorities should take account of the desirability of sustaining and enhancing the significance of heritage assets; the positive contribution that conservation of heritage assets can make to sustainable communities including their economic viability; and the desirability of new development making a positive contribution to local character and distinctiveness.

4.3.2 Paragraph 205 sets out that great weight should be given to the asset’s conservation irrespective of whether any potential harm amounts to substantial harm, total loss, or less than substantial harm to its significance.

4.3.3 Paragraph 206 sets out that any harm, or loss of, the significance of a designated heritage asset should require clear and convincing justification.

4.3.4 Paragraph 208 of the NPPF sets out that where a development will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

4.3.5 Policy HE1 of the North Hertfordshire Local Plan reflects the provisions set out within Section 16 of the NPPF.

4.3.6 The development has been assessed by the Conservation officer as being a more sensitive scheme that the previous submission and comments as follows:

‘This is a significantly better proposal and the positive engagement with the applicant’s architect is welcomed. Unlike my previous reason for refusal, the latest proposal would see a sensitively handled scheme which will sit well against the rear elevation of Barn 3. What is important now is that the works to partially remove the structure as built and to carry the scheme as submitted are controlled via conditions.’

- 4.3.7 The applicant has agreed the removal of certain parts of the existing structure as built in accordance with the Conservation officers advice and this is controlled by condition 1 as set out below. On this basis the works are not to be visually obtrusive and would not detract from the built form of the existing barn buildings.

4.4 **Conclusion**

- 4.4.1 The development is a significantly better proposal than the previous application scheme and subject to the removal of part of the structure as built the proposals will have no adverse impact on the setting of the listed building.

4.5 **Alternative Options**

- 4.5.1 None applicable

5.0 **Recommendation**

- 5.1 That listed building consent be **GRANTED** subject to the following conditions:

1. The following items shall be removed within 6 months of the date of this decision notice:
 - i) The canvas covering to the existing structure as-built;
 - ii) The oak-framed gable structure above the pergola (which is retained under this permission) ; and
 - iii) The oak corner posts at the front of the structure as-built and which no longer serve a purpose in the scheme as hereby granted.

Reason: To ensure the removal of unauthorised works within a reasonable period and to ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the grade II listed building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Policy HE1 of the Local Plan.

2. Details of the roof material for the lean-to's shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of that part of the development hereby consented. Thereafter the lean-to roofing shall be implemented 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 the grade II listed building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Policy HE1 of the Local Plan.

3. The new rainwater goods shall be black-painted metal or black metal-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 the grade II listed building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Policy HE1 of the

Local Plan.

Signed  Shaun Greaves Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 17 September 2024	