

CONSERVATION TEAM CONSULTATION APPLICATION RESPONSE

APPLICATION REF:	26/00726/FPH & 26/00727/LBC
CASE OFFICER:	MT
APPLICATION SITE:	Bridleways, Hill End Farm Lane, Langley, Hitchin Hertfordshire SG4 7PT
DESCRIPTION OF WORKS:	Single storey side extension.

RECOMMENDATION:

Following receipt of amended plans on 3 July I have changed my recommendation to one of **NO OBJECTION** on the basis that the proposal will not occasion harm to the building's special character and significance and will satisfy the provisions of Sections 16(2) (LBC only) and 66(1) (FPH only) of the Planning (Listed Buildings and Conservation Areas) Act 1990, the aims of Section 16 of the NPPF, the aims of Policy HE1 of North Hertfordshire Local Plan 2011-2031.

Impact on Bridleways.

The proposal will have a small impact upon the heritage asset.

SITE CONTEXT:

Bridleways (referred to in list entry as 'Barn Range at Bridle Ways') is grade II listed, therefore, a Designated Heritage Asset for the purpose of applying the aims of Section 16 of the NPPF. The list entry can be found at the following link:

<https://historicengland.org.uk/listing/the-list/list-entry/1307858?section=official-list-entry>

DETAILED ANALYSIS AND CONSIDERATIONS:

The description should be amended to read as: ***Single storey extension (as amended by drawing nos. 1176-PL06a; - PL07a; - PL08a and – PL09a received on 03.07.2026)***
In seeking to find an acceptable solution, negotiations have been ongoing to resolve this matter. The following was submitted under ref: 25/02926/PRELB late last year.



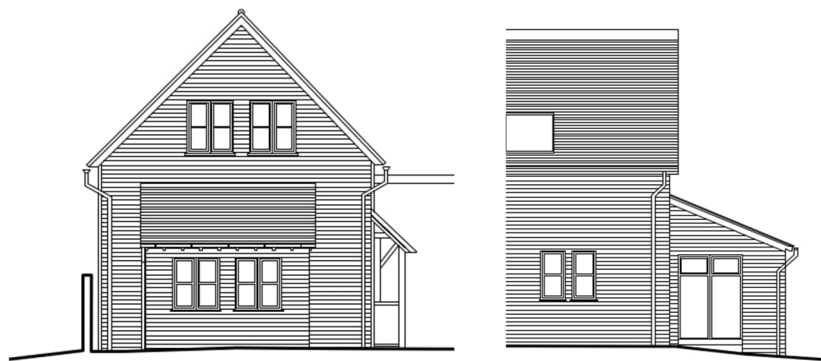
On 26 February 2026, under ref: 25/02926/PRELB, my colleague reported that *"This proposal is supported as it would be less domestic in appearance and therefore more sympathetic to the host dwelling and the setting of this listed building"*. Whilst it is the case that the proposal is 'less domestic', I recollect a conversation at the time in which we agreed that replacing the openings on the north and west elevations with smaller windows

to reflect those on the main barn and either halving the number of roof lights or omitting altogether, would be an improvement.

The scheme submitted is set out below. The Design, Access and Heritage Statement concludes that *“The proposal would remove much of the existing conservatory and replace it with a modest mono-pitch lean-to addition designed to reflect the traditional character of agricultural buildings”* (9.2) and that *“The revised form, materials and scale of the proposed structure would create a more sympathetic and subordinate addition which integrates more successfully with the character of the listed building”* (9.3).



Contrary to the pre-application position taken, on 15 June I reported that I am not supportive of retaining 6 of the 8 glazed sections and I thought that the north-facing glazing may have been drawn incorrectly. I said that I was prepared to consider the retention of the existing glazing shown on this elevation.



Suggested Conditions (FPH only – no 3-year condition)

1. The unauthorised conservatory on the west side of Bridleways shall be removed within 9 months of the date of this decision notice.

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 and to ensure the development is carried out in accordance with details which form the basis of this grant of listed building consent and to address previously unauthorised works.

2. Only the glazed panel with top-hung lights on the north elevation of the existing conservatory shall be reused in the construction of the extension (also north elevation).

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 and to ensure the development is carried out in accordance with details which form the basis of this grant of listed building consent and to address previously unauthorised works.

Suggested conditions (LBC – no 3-year condition)

1. The unauthorised conservatory on the west side of Bridleways shall be removed within 9 months of the date of this decision notice.

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 and to ensure the development is carried out in accordance with details which form the basis of this grant of listed building consent and to address previously unauthorised works.

2. A sample or details of the roof tiles for the extension shall submitted to and approved in writing by the Local Planning Authority within 3 months of the date of this decision notice. Thereafter, the extension shall be constructed in accordance with the approved sample/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 and to ensure the development is carried out in accordance with details which form the basis of this grant of listed building consent and to address previously unauthorised works.

3. The extension roof shall be constructed with 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 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 and to ensure the development is carried out in accordance with details which form the basis of this grant of listed building consent and to address previously unauthorised works.

4. Only the glazed panel with top-hung lights on the north elevation of the existing conservatory shall be reused in the construction of the extension (also north elevation).

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 and to ensure the development is carried out in accordance with details which form the basis of this grant of listed building consent and to address previously unauthorised works.

5. Within 3 months of the date of this decision notice, section details (including a 1:1 scale drawing of glazing bars and glazing system) for the new windows shall be submitted to and approved in writing by the Local Planning Authority. 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 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 and to ensure the development is carried out in

accordance with details which form the basis of this grant of listed building consent and to address previously unauthorised works.

6. The new windows on the West Elevation shall be manufactured in timber with flush casements and no trickle vents 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 and to ensure the development is carried out in accordance with details which form the basis of this grant of listed building consent and to address previously unauthorised works.

7. The new doors on the South Elevation shall be manufactured in timber 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 and to ensure the development is carried out in accordance with details which form the basis of this grant of listed building consent and to address previously unauthorised works.

HERITAGE POLICY ASSESSMENT:

Planning (Listed Building and Conservation Areas) Act 1990:
Sections 16(2) & 66(1)

North Hertfordshire Local Plan 2011-2031:
Policy 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 this scheme **UNOBJECTIONABLE**.

OFFICER: Mark Simmons

DATE: 10/07/2026