

SUPPORTING STATEMENT

Proposed Widening of Driveway Entrance

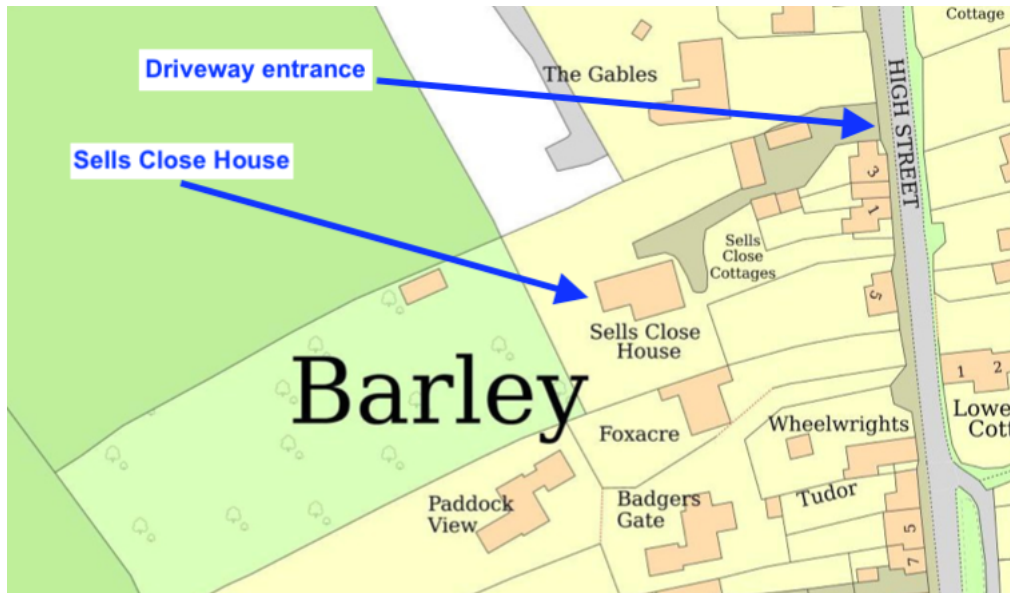
Sells Close House, High Street, Barley, Royston, Hertfordshire SG8 8HY

January 2025

The Proposal

The proposal is to widen the driveway entrance at the front of Sells Close House, High Street, Barley, Royston, Hertfordshire SG8 8HY ("**Sells Close House**").

The location of Sells Close House is indicated on the annotated plan below.

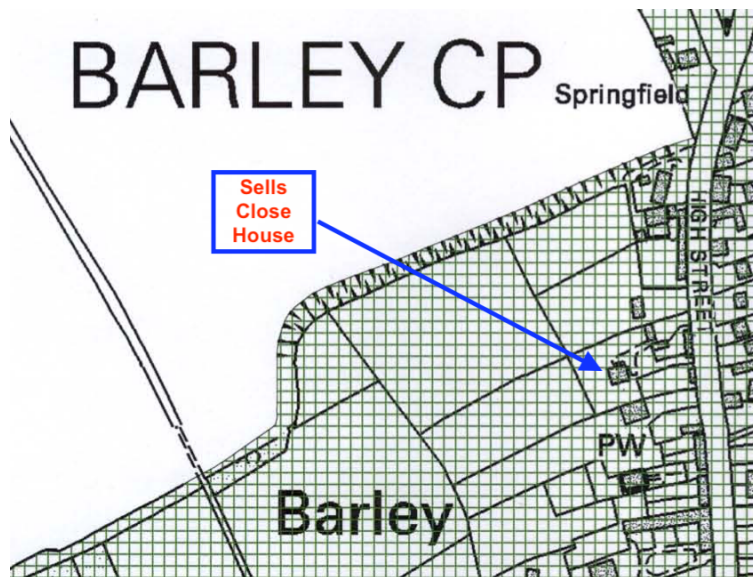


The plan above also shows the position of the driveway entrance to Sells Close House from the High Street (B1368).

Site Location & History

Sells Close House is located in the village of Barley in North Hertfordshire. It is worth noting that the majority of the village, including Sells Close House, is encompassed within the Barley Conservation Area.

The cross-hatched area of the map extract below indicates the extent of the Barley Conservation Area in respect of Sells Close House. The location of Sells Close House has been highlighted for ease of reference.



Sells Close House also falls inside of the settlement boundary or village envelope.

The only access to Sells Close House is from the High Street (via a pedestrian entrance and the main driveway entrance). Sells Close House is set back from the road with a loose gravel driveway leading up from the entrance to the house.

The High Street forms one of the main roads traversing the village of Barley.

A Grade II Listed Building, known as 'Sells Close Cottages' (now 3 dwellings) is situated adjacent to the current driveway entrance to Sells Close House, on the same side of the High Street. Sells Close Cottages are an early 17th Century timber-framed building with 18th and 19th Century additions and alternations.¹

As will be discussed further in the following sections of this statement, the proposed enlargement of the driveway will have no detrimental impact upon the setting of the Listed Building.

Further down from the current driveway entrance to Sells Close House is situated another Grade II Listed Building, known as 'White Posts', on the same side of the High Street. White Posts is a mid to late 16th Century timber-framed building with 18th Century additions, restored in 1976.²

As will be discussed further in the following sections of this statement, the proposed enlargement of the driveway will have no detrimental impact upon the setting of the Listed Building.

Current Driveway Entrance

Vehicular access to Sells Close House is off the public highway: High Street, which leads onto a gravel driveway which then rises up a slope between two barns to the location of the actual house itself.

¹ Please see the Official List entry at Historic England (List Entry 1175387) available via the following website: <https://historicengland.org.uk/listing/the-list/list-entry/1175387?section=official-list-entry>

² Please see the Official List entry at Historic England (List Entry 1347409) available via the following website: <https://historicengland.org.uk/listing/the-list/list-entry/1347409?section=official-list-entry>

The photograph below, shows the existing driveway entrance, gates and fencing. The existing dropped kerb, with the stone sett edge delineating the dropped kerb is clearly evident.



The frontage of the driveway entrance for Sells Close House presently has set of two wooden gates comprising of:

- a) a 5-bar style entrance gate (9 foot) [which can be seen to the left hand side of the image above]; and
- b) a 5-bar style pedestrian gate (3 foot) [which can be seen to the right hand side of the image above].

The two gates are affixed to oak gate posts with tops and a wooden feather board fence abounding the pavement next to the High Street. There is a Holly tree behind the fence, nearest to the boundary with The Gables (in the corner of the image above).

There is already a dropped kerb in place which extends from directly in front of the driveway of Sells Close House (on the left-hand side of the image below) to the other side of the driveway entrance for The Gables (to the right hand side of the image below).



Vehicles parked on the High Street and over the dropped kerb can make using the current driveway difficult. Additionally, because of the nature and width of the current entrance, it is difficult for certain deliveries to be made to Sells Close House. For example, the regular deliveries of wood pellets (for the biomass heating system) cannot be made onto the driveway directly at present.

Planning History

- 24/02012/TCA - T028: Fir - Fell to ground level and remove stump. T033, T035: Spindle - Fell to ground level and remove stump. T034: Ash - Fell to ground level and remove stump – No objections to works issued on 26 September 2024.
- 24/01564/FPH - Erection of detached greenhouse and installation of wildlife pond to rear garden (as amended by plan received on 10/09/2024) – Conditional Permission granted on 17 September 2024.
- 24/01276/DOC - Details reserved by Condition 3 (Location and type of any new walls, fences or other means of enclosure and any hardscaping proposed of the development) of planning permission reference 24/00574/FP granted on 01.05.2024 (as amended by details received on 29/07/2024 and plan received on 31/07/2024) – Approved on 5 August 2024.
- 24/00574/FP - Change of use of former agricultural land to residential garden – Conditional Permission granted on 1 May 2024.
- 24/00591/TCA - T006 Apple - Remove leaders/sucker growth and removal of two lower branches and reshape thinning crown by 30%. T007 Pear - Thin crown by 30% and removing leaders/sucker growth and reshape. T008 Cherry - Thin crown by 30%