

CONSERVATION TEAM CONSULTATION APPLICATION RESPONSE

APPLICATION REF:	25/03035/FPH
CASE OFFICER:	VW
APPLICATION SITE:	The Ramblers, High Street, Barley, Hertfordshire, SG8 8JA
DESCRIPTION OF WORKS:	Erection of detached outbuilding to rear garden.

RECOMMENDATION:

I raise **NO OBJECTION** on the basis that the proposal will neither harm the setting of nearby listed buildings (thereby not affecting their significance) or occasion harm to the character or appearance of Barley Conservation Area. The proposal satisfies the provisions of Sections 66(1) and 72(1) 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.

SHORT SUMMARY:

Impact on the setting of The Ramblers and Icknield Way Cottage and upon the character and appearance of Barley Conservation Area.

The proposal will have a limited impact upon the above designated heritage assets.

SITE CONTEXT:

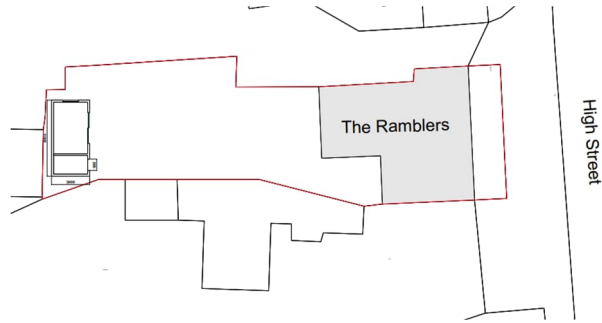
The Ramblers is grade II listed and located in the Barley Conservation Area. The building and conservation area are Designated Heritage Assets for the purpose of applying the aims of Section 16 of the NPPF. The listed building entry can be found at the following link:

<https://historicengland.org.uk/listing/the-list/list-entry/1347407?section=official-list-entry>



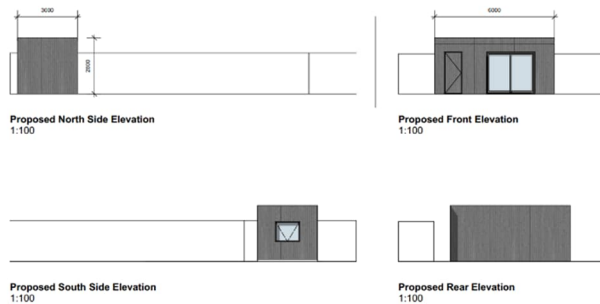
DETAILED ANALYSIS AND CONSIDERATIONS:

As noted above The Ramblers is located south of Icknield Way Cottage (grade II) and King William Yard whilst Treetops Cottage forms part of the application site's southern boundary. To further place these buildings in context I refer to Google Earth but the latest image is in deep shadow so instead I provide an image from 30 July 2008 (before Icknield Way Cottage was ravaged by a fire and was then substantially rebuilt).

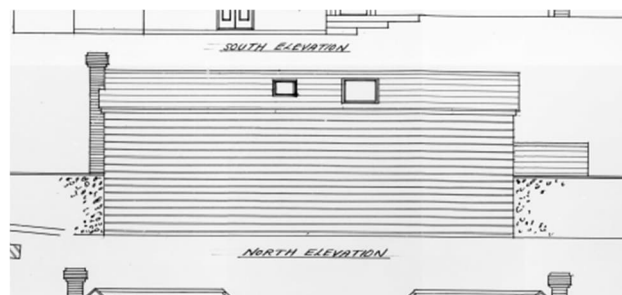


The outbuilding will measure 6.0m x 3.0m with a maximum external height of 2.8m. I note that the building will be constructed using a prefabricated timber system by Okopod, incorporating sustainably sourced materials and energy-efficient detailing. Externally, the structure will be finished in charred thermowood, which provides a recessive, natural appearance and according to the amended DAS a sedum roof would further soften the appearance of the building.

The amended DAS says *“Okopod’s lean manufacturing, low-waste construction processes and use of durable, long-life materials align with modern sustainability principles and reduce long-term maintenance requirements”*.



The outbuilding would be located to the east and in front of a detached 2-bay, oak-framed car shed granted permission under ref:15/01541/1HH at 2 King William Yard. Considering the photo below left, the outbuilding would probably be at the same height (or thereabouts) as the eaves of this garage. Furthermore, the black weatherboarded lower section to Treetops Cottage on the southern boundary appears to be flat roof (not checked on site) but the elevation below right which is an extract of a refused drawing under ref: 97/01357/1HH appears to show something different to this. I have not seen Treetops Cottage from within its curtilage but the outbuilding under consideration at The Ramblers would sit reasonably well alongside its neighbours.



HERITAGE POLICY ASSESSMENT:

Planning (Listed Building and Conservation Areas) Act 1990:

Sections 66(1) & 72(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:

Considering the size of the outbuilding, rearward location, and distance from listed buildings the proposal is considered **UNOBJECTIONABLE**.

OFFICER: Mark Simmons

DATE: 04/02/2026