

North Hertfordshire District Council

Building Conservation comments

File Ref: 24/02748/FPH & 24/02749/LBC

Date: 04/04/2025

Planning Officer: AH

Address: Bibbsworth Hall Farm, Bibbs Hall Lane, Kimpton, Hitchin, Herts SG4 8EN

Subject: See below

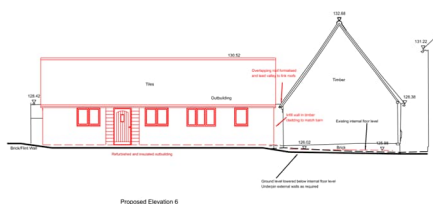
- **24/02748/FPH** - Installation of wall and overlapping roof to create link between existing barn and outbuilding. Alterations to fenestration.
- **24/02749/LBC** - Installation of wall and overlapping roof to create link between existing barn and outbuilding. Internal and external alterations.

Following receipt of architect's email dated 1 April 2025 enclosing two attachments, I advise that the descriptions are amended to read as follows:

- **24/02748/FPH** - Installation of wall and overlapping roof to create link between existing barn and outbuilding. Alterations to fenestration including retention of external alterations to rear annex (as amended by drawing no. 24 BIBB P12A and as amplified by supporting document 'annex barn structural condition (002)' both received on 1 April 2025).
- **24/02749/LBC** - Installation of wall and overlapping roof to create link between existing barn and outbuilding. Internal and external alterations including retention of external alterations to rear annex (as amended by drawing no. 24 BIBB P12A and as amplified by supporting document 'annex barn structural condition (002)' both received on 1 April 2025).

1.0 Recommendation

- 1.1 In my previous response I stated at 3.4 that I could not find an approved scheme which covers alterations made to building B5. Drawing no. 24 BIBB P12A now reflects the current situation and is acceptable.



- 1.2 The proposal will not harm the special character of the curtilage-listed barn thus will satisfy the provisions of Sections 16(2) (LBC only) and 66(1) (FPH only) of the Planning (LB & CA) Act 1990 and will accord with Section 16 of the Framework or Policy HE1 of the North Hertfordshire Local Plan 2011 – 2031. Subject to the amended descriptions and re-drafted conditions, the proposal is **UNOBJECTIONABLE** in heritage terms.

4.0 Suggested conditions.

- 4.1 If the view is taken that the conversion of the barn to ancillary accommodation is being carried out pursuant to refs: 23/01998/FPH and 23/01999/LBC granted on 12 December 2023 then there may be no need carry forward conditions from those consented works onto the current applications but if required, they are reproduced below.

1. The work to which this consent relates shall be begun by not later than the expiration of the period of 3 years from the date of this notice.

Reason: To comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The roof of the curtilage-listed barn shall be covered with Lifestiles Woburn Clay Tiles – Reclamation mix as previously approved under re: 24/02483/DOC pursuant to application ref: 23/01999/LBC 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 this curtilage-listed building under Section 16(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Policy HE1 of the North Hertfordshire Local Plan 2011-2031.

3. The barn shall retain an 'open' exposed eaves 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 this curtilage-listed building under Section 16(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Policy HE1 of the North Hertfordshire Local Plan 2011-2031.

4. The guttering for the barn shall be black aluminium half round gutters fixed to rafter feet with side brackets 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 this curtilage-listed building under Section 16(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Policy HE1 of the North Hertfordshire Local Plan 2011-2031.

5. Any deviation from the extent of replacement framing identified on the supporting document 'annex barn structural condition (002)' received on 1 April 2025 and as previously approved under ref: 24/02555/DOC pursuant to application ref: 23/01999/LBC shall be submitted to and agreed in writing by the Local Planning Authority. Thereafter, any approved deviation shall be undertaken 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 this curtilage-listed building under Section 16(1) of the Planning (Listed Buildings and

Conservation Areas) Act 1990 and Policy HE1 of the North Hertfordshire Local Plan 2011-2031.

6. Any deviation from the proposed method of insulating walls and the roof as noted at page 12 of the supporting statement by DP Architects dated 22 August 2023 (including maintaining an exposed frame internally), shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of that part of the alterations hereby consented. Thereafter, the insulation works shall be undertaken 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 this curtilage-listed building under Section 16(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Policy HE1 of the North Hertfordshire Local Plan 2011-2031.

Mark Simmons
Senior Conservation Officer