



## PLANNING & HERITAGE STATEMENT

Proposed two-bay cart shed and conversion of outbuilding to three-bedroom dwelling including removal of front lean-to extension and replacement of roof and rear extension – amended proposals

**Land rear of 9 High Street Barkway SG8 8EA**

February 2025



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Director: Charmain Hawkins  
Tel: 07507 734030  
Email: [charmain.hawkins@brighterplanning.co.uk](mailto:charmain.hawkins@brighterplanning.co.uk)  
[www.brighterplanning.co.uk](http://www.brighterplanning.co.uk)

Company Reg No: 11520417  
Registered Address: Lewis House  
Great Chesterford Court, Great Chesterford  
Essex CB10 1PF

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Conservation Officers comments dated 13 December 2024 relating to previous applications



# 1 Introduction

1.1 Brighter Planning Ltd have continued to be engaged by the owners of the land to the rear of 9 High Street Barkway to provide a Planning and Heritage Statement to support the submission of a dual revised Planning and Listed Building application. This follows the withdraw of the previous dual application submitted in October 2024 following concerns raised by the Conservation Officer (see Appendix 1)

1.2 Planning permission and Listed Building Consent were granted in 2020 for removal for the single storey lean-to extension, replacement of roof with steeper pitched roof and a rear extension to form a two-bed dwelling (19/01700/FP and 19/01701/LBC). The principle of conversion of the building has therefore been agreed. The current proposals seek to still convert and extend the building, but the amended scheme seeks to form a three-bedroom dwelling. The erection of an ancillary detached two-bay cart shed building is still proposed but this would have a lower roof with no accommodation within it. The amended proposals seek to have regard to the comments of the Conservation Officer.

1.3 The site is to the rear of No's 3, 5, 7, 9 and 11 High Street which are Grade II Listed Buildings and the Barkway Chapel Congregational Church which is a Non-Designated Heritage Asset. The site is within the Barkway Conservation Area. The site is also within development limits for the village.

1.4 This statement seeks to comply with the local requirements and the national guidance set out in the NPPF (Dec 2024) with respect to what a heritage statement must consider. It identifies the heritage assets in the locality and their heritage value and significance. A summary of the background history of the site is included and an evaluation of the setting and significance of the identified heritage assets has been undertaken. An assessment of whether the building is curtilage is included here. A heritage impact assessment has been undertaken to assess the potential impact of the proposed development on the heritage significance of the identified heritage assets. An assessment of the potential level of heritage harm resulting from the proposed alterations has been made together with the identification of any heritage benefits flowing from the proposed development.

1.5 This statement also considers the planning constraints and opportunities of the site and Section 8 summarizes the material planning considerations. This includes the planning



balance whereby any potential harm is weighed against the benefits flowing from the proposals.

1.6 This statement should be read in conjunction with the documents submitted in support of the application, and in particular:

- Drawings prepared by Ian Abrams Architects February 2025
- Amended Design & Access Statement – Ian Abrams Architects
- Ecology Appraisal including BNG Appraisal – ELMAW Consulting August 2024



An aerial photograph of a residential neighborhood, likely in Victoria, British Columbia, based on the street names and property numbers. The map shows a grid of streets including Bayview Avenue, Beachview, and Paradise Road. Property numbers such as 132, 134, 136, 138, 140, 142, 144, 146, 148, 150, 152, 154, 156, 158, 160, 162, 164, 166, 168, 170, 172, 174, 176, 178, 180, 182, 184, 186, 188, 190, 192, 194, 196, 198, 200, 202, 204, 206, 208, 210, 212, 214, 216, 218, 220, 222, 224, 226, 228, 230, 232, 234, 236, 238, 240, 242, 244, 246, 248, 250, 252, 254, 256, 258, 260, 262, 264, 266, 268, 270, 272, 274, 276, 278, 280, 282, 284, 286, 288, 290, 292, 294, 296, 298, 300, 302, 304, 306, 308, 310, 312, 314, 316, 318, 320, 322, 324, 326, 328, 330, 332, 334, 336, 338, 340, 342, 344, 346, 348, 350, 352, 354, 356, 358, 360, 362, 364, 366, 368, 370, 372, 374, 376, 378, 380, 382, 384, 386, 388, 390, 392, 394, 396, 398, 400, 402, 404, 406, 408, 410, 412, 414, 416, 418, 420, 422, 424, 426, 428, 430, 432, 434, 436, 438, 440, 442, 444, 446, 448, 450, 452, 454, 456, 458, 460, 462, 464, 466, 468, 470, 472, 474, 476, 478, 480, 482, 484, 486, 488, 490, 492, 494, 496, 498, 500, 502, 504, 506, 508, 510, 512, 514, 516, 518, 520, 522, 524, 526, 528, 530, 532, 534, 536, 538, 540, 542, 544, 546, 548, 550, 552, 554, 556, 558, 560, 562, 564, 566, 568, 570, 572, 574, 576, 578, 580, 582, 584, 586, 588, 590, 592, 594, 596, 598, 600, 602, 604, 606, 608, 610, 612, 614, 616, 618, 620, 622, 624, 626, 628, 630, 632, 634, 636, 638, 640, 642, 644, 646, 648, 650, 652, 654, 656, 658, 660, 662, 664, 666, 668, 670, 672, 674, 676, 678, 680, 682, 684, 686, 688, 690, 692, 694, 696, 698, 700, 702, 704, 706, 708, 710, 712, 714, 716, 718, 720, 722, 724, 726, 728, 730, 732, 734, 736, 738, 740, 742, 744, 746, 748, 750, 752, 754, 756, 758, 760, 762, 764, 766, 768, 770, 772, 774, 776, 778, 780, 782, 784, 786, 788, 790, 792, 794, 796, 798, 800, 802, 804, 806, 808, 810, 812, 814, 816, 818, 820, 822, 824, 826, 828, 830, 832, 834, 836, 838, 840, 842, 844, 846, 848, 850, 852, 854, 856, 858, 860, 862, 864, 866, 868, 870, 872, 874, 876, 878, 880, 882, 884, 886, 888, 890, 892, 894, 896, 898, 900, 902, 904, 906, 908, 910, 912, 914, 916, 918, 920, 922, 924, 926, 928, 930, 932, 934, 936, 938, 940, 942, 944, 946, 948, 950, 952, 954, 956, 958, 960, 962, 964, 966, 968, 970, 972, 974, 976, 978, 980, 982, 984, 986, 988, 990, 992, 994, 996, 998, 1000 are visible. The text "Heritage Baseline" is overlaid in the center of the map.

# Heritage Baseline

## 2 Identified Heritage Assets

### Listed buildings



*Extract from Historic England website*

2.1 The above map identifies the Listed Buildings in the vicinity of the site, totalling four in number.



## 11/11A High Street - The Red House Grade II



2.2 This was a large house now subdivided into two dwellings dating from c 1720. This is Grade II Listed. The building is constructed in red brick with a slate and tile roof, it is two storey with attics and dormers to the street elevation. The Classically inspired street frontage includes central front door and doorcase which forms a prominent element in the street scene emphasised by the steps leading up to it and the railings to the front garden area.



## 7 and 9 (Fairbarns) High Street (HHER 13106) Grade II

2.3 This pair of brick and flint houses are jointly Listed Grade II. The Listing dates the buildings to the early C19 with possibly earlier origins. The Listing indicates these may have been three or four dwellings originally. They have been included for group value.



*Principal northern elevation of 7 /9 to High Street*



## The Manse 5 High Street Grade II

2.4 This is a Grade II Listed Building to the north of the chapel dating from the early C19. It is two storey and built of red brick with a slate roof. It is also Listed for group value.



*The Manse looking north to Swan Cottage*

## Swan Cottage, 3 High Street Grade II

2.5 Located to the north of the Manse this Grade II Listed Building dates from the early C17. It is two storey with a tiled roof and is timber framed and rendered. It was originally The Swan Public House.

## Non designated heritage assets

### The Barkway Chapel Congregational Chapel

2.6 Although the Manse is Listed it is very clear from the List description that the chapel is not Listed. The building has been identified as a NDHA in the Conservation Area Character



Statement. Dating from the late C19 (c.1898) it is a red brick building with stone dressings and a slate roof. The access to the application site runs parallel to the southern boundary of the site.

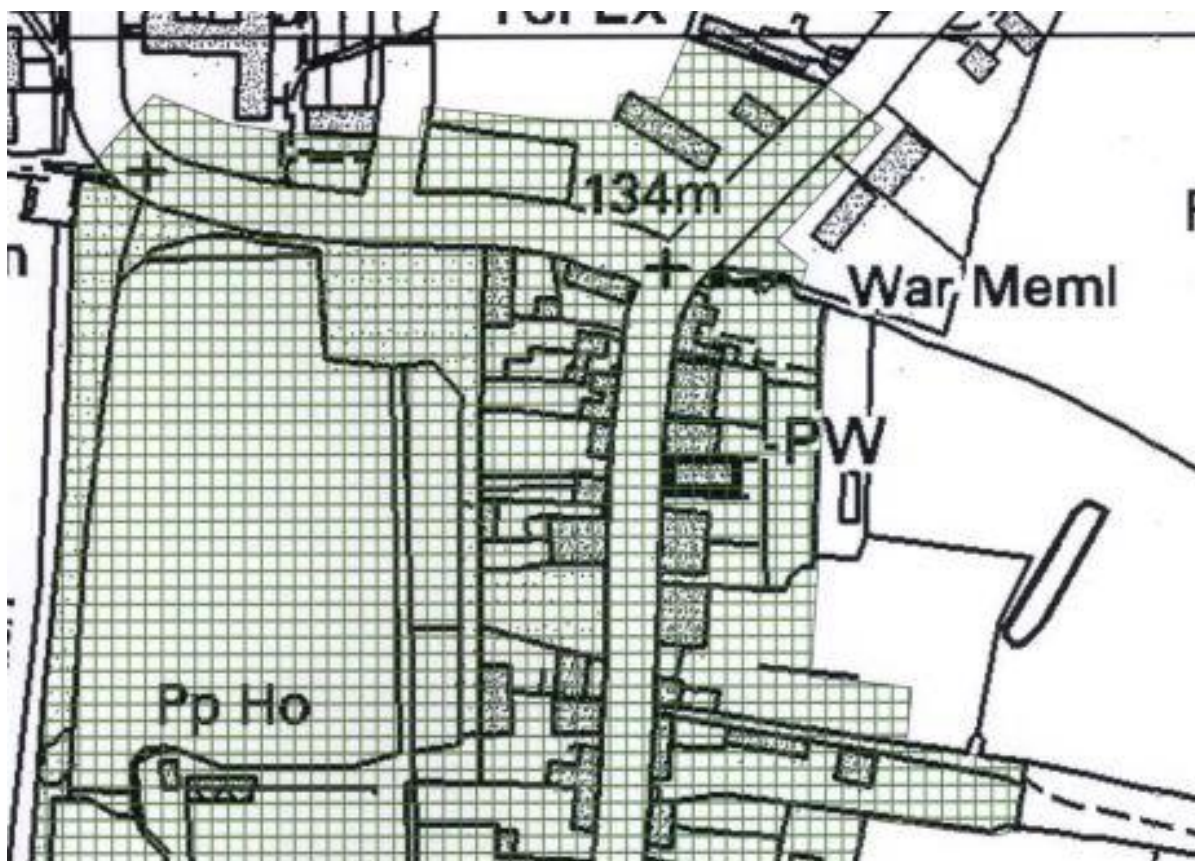


*Street elevation of the Chapel*

## Conservation Area

2.7 The site is within the Barkway Conservation Area. The Area was designated in 1970. The area covers most of the main High Street. There is a Conservation Area Character Statement 2019 for the area. The application building is not identified within this document.





*Extract from the Conservation Area map – NHDC website*

## Hertfordshire HERS

2.8 There is no specific entry for the application site on the Heritage Gateway site.



## 3 Brief History of the Area

3.1 Barkway is located approximately 5 miles southeast of Royston near the source of the river Quin. The name is thought to derive from Birch Way. The settlement is recorded in the Domesday Book and the settlement has the remains of a mott and bailey castle at Periwinkle Hill. It was a relatively large medieval settlement with a market and a fair held on 20<sup>th</sup> July.

3.2 It was strategically located on the London to Cambridge coaching route and had several inns and a brewery. The village suffered a bad fire in 1748 when nineteen properties were destroyed.

3.3 There was no station at Barkway, with the nearest station being at Royston which opened in 1850 and extended to Cambridge in 1852 on the Eastern Counties Railway.

3.4 During WWII a small Air Force Station was built near the village to serve as a Communications Station. The site was sold in 2011.

### The application building



*The application building*



3.5 The application building is a one and a half storey red brick and tile building which has been extended to the front elevation and had modern doors added to the rear elevation. Access is via a driveway between the chapel and No.7 High Street. The building abuts a brick wall which encloses the northern end of the plot, and which runs to the rear of No's 7 and 9 to a more substantial wall within the grounds of No.11 The Red House. The building is considered to have been a stable/gig house and modified for garaging and storage use.

3.6 The map evidence below suggests the two houses and the application site were once part of the estate of The Red House. Over time this has been sold off and the site was last in the ownership of No.9 High Street. The site has not been associated with the chapel notwithstanding the close relationship of the two sites.

### **Map regression**

3.7 A map regression has been undertaken for the site using three Ordnance Survey maps spanning the period 1878 to 1921.

3.8 This map clearly denotes the Swan Public House. The chapel and manse have yet to be built. The application building is shown on this map with a building attached to its southern side which extends to No 7 High Street. The land to the east of the outbuilding appears to be part of the garden lands associated with The Red House including the large field to the east of this property, which contains what appears to be an ornamental pond. This is identified more clearly in the next map.

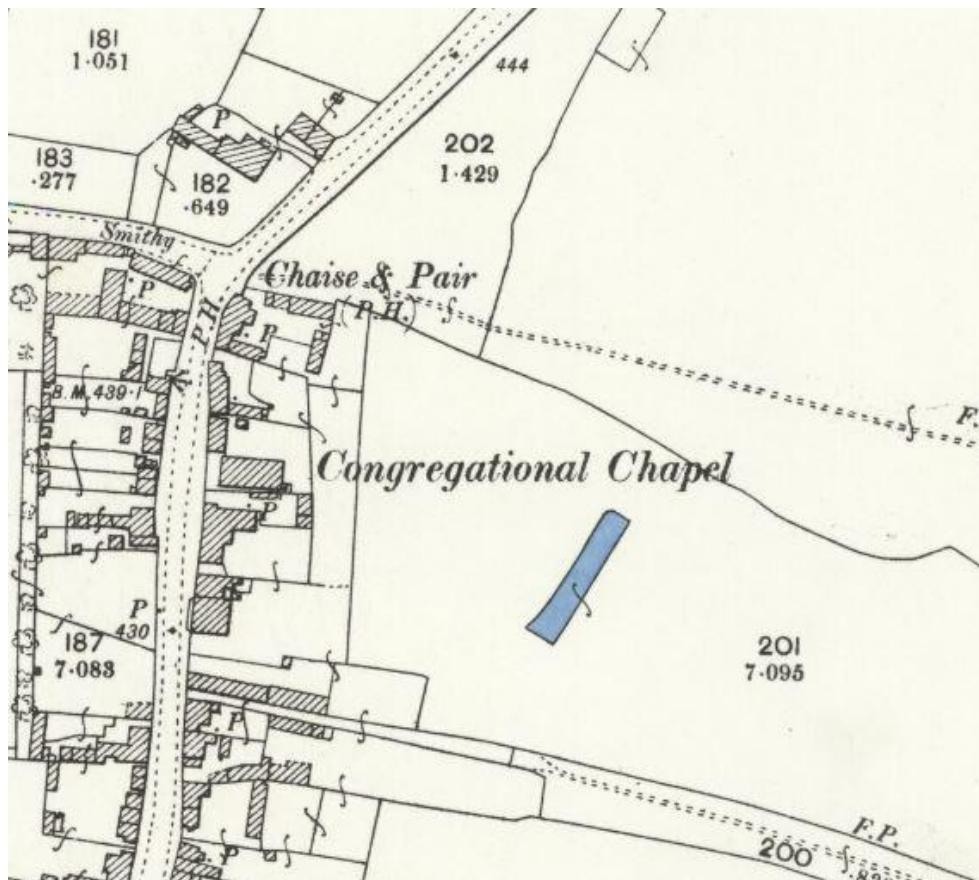
3.9 The next map in the series dates from 1898 and by this time the chapel and manse have been built. The application building can be seen to the rear of No.7 with a pump in the courtyard to the north of the house. The map indicates No. 9 was in the same ownership as The Red House and the land to the rear of the application building.

3.10 This final map distinguishes between No.7 and 9 but these are both denoted as being part of the Red House estate. The Public House is no longer denoted as being in this use.



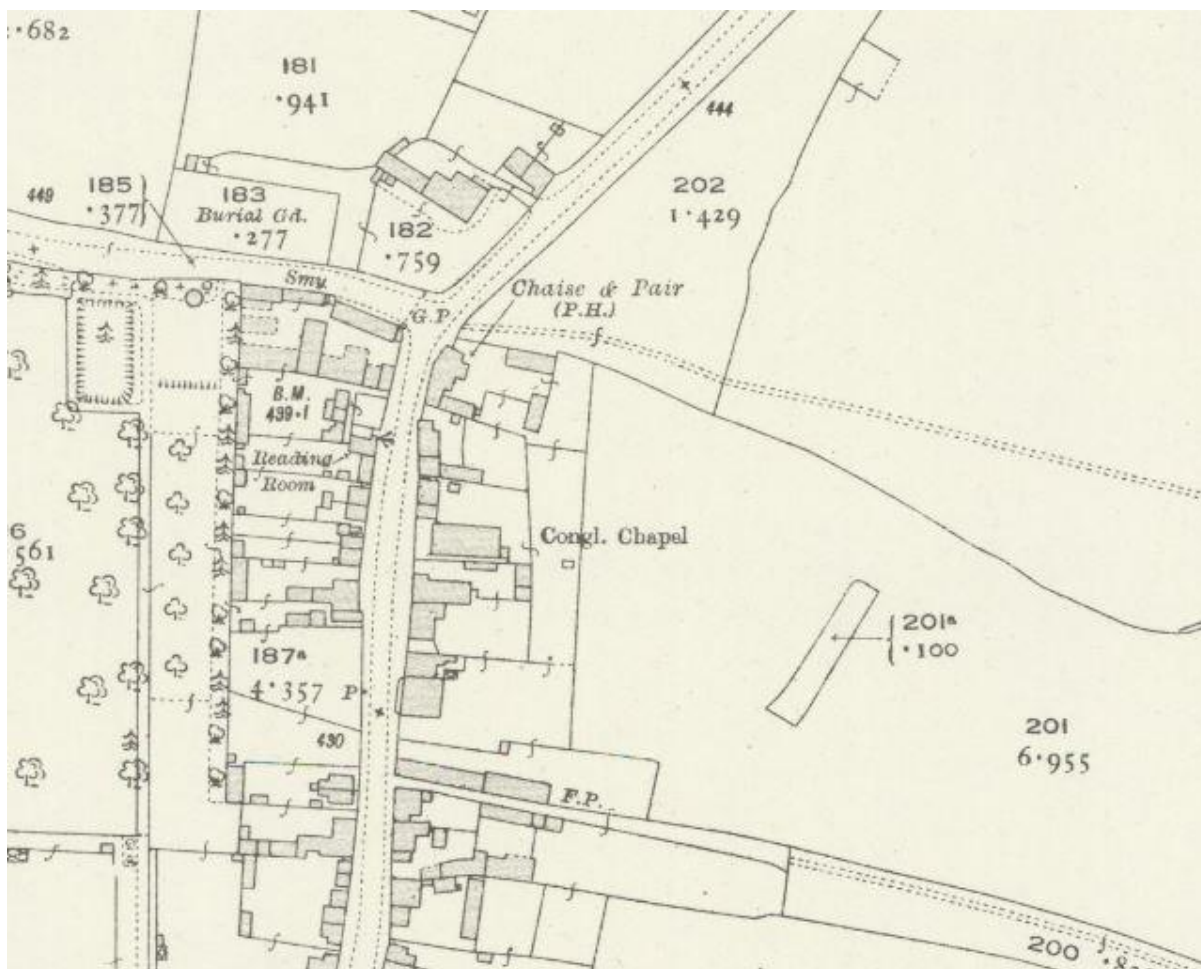


*Hertfordshire IX.2 1878 twenty-five-inch OS map Reproduced with permission of the National Library of Scotland*



*Hertfordshire IX.2 1898 Twenty-five-inch OS map Reproduced with permission of the National Library of Scotland*





Hertfordshire IX.2 1921 Twenty-five-inch OS map Reproduced with permission of the National Library of Scotland

## Planning history

3.11 The planning history of the site is summarised in the table below:

| Reference  | Description                                                                                          | Decision |
|------------|------------------------------------------------------------------------------------------------------|----------|
| 16/00555/1 | Conversion and two storey rear extension to existing garage and outbuilding to create 2 bed dwelling | Approved |



|                                     |                                                                                                                                                                                                       |                              |
|-------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------|
| 17/02425/1                          | Erection of one 3 bed dwelling following demolition of existing building                                                                                                                              | Refused and appeal dismissed |
| 19/00294/LBC<br>(LBC to 16/00555/1) | Internal and external alterations together with rear extension to facilitate conversion of existing garage /outbuilding and create a two-bedroom dwelling                                             | Approved                     |
| 19/01700/FP<br>19/01701/LBC         | Removal of single storey lean-to front elevation replace roof with steeper pitch Single storey rear extension with accommodation in roof and internal and external alterations to form 2 bed dwelling | Approved                     |
| 21/03483/DOC<br>(19/01700/FP)       | Condition 4 Archaeological condition WSI                                                                                                                                                              | Approved                     |
| 22/00702/DOC<br>(19/01701/LBC)      | Condition 2/4 Material samples                                                                                                                                                                        | Approved                     |

3.12 The appeal against the refusal of 17/02425/1 was determined in a letter dated 10 September 2018. The dismissing of the appeal established the following matters:

- The 2016 conversion scheme was held to retain the rural character as the proposals remained subordinate to the properties fronting the High Street.
- The issue of whether the building was curtilage listed or not was not resolved.

3.13 The dual applications approved in 2019 have had the relevant pre commencement conditions discharged and preliminary works started on site to ensure that these two consents are extant.

3.14 This current dual application seeks to respond to and take on board the comments made by the Conservation Officer in considering the 2024 dual applications. The comments and the amendments are summarised in the proposal section below.



# 4 Assessment of Significance

4.1 The NPPF (Dec 2024) sets out in paragraph 207 that in determining applications local planning authorities should require applicants to describe the significance of any heritage assets affected, including any contribution made by their setting. It also makes clear that the level of information required should be ‘proportionate to the assets’ importance, and no more than is sufficient to understand the potential impact of the proposal on their significance.’

4.2 For the purposes of paragraph 207 of the NPPF, the terms ‘Heritage Assets’ and ‘Significance’ are defined in the Glossary in Annex 2 of the NPPF. The definition of heritage assets includes both national designations and assets identified by the local planning authority. The NPPF definition of significance states that ‘heritage interest’ may be archaeological, architectural, artistic, or historic, and that significance derives not only from a heritage asset’s physical presence, but also from its setting.

4.3 Heritage interests are defined in the NPPG as follows:

***Archaeological interest** in a heritage asset is if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point (NPPF, Annex 2)*

***Architectural and artistic interest** These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skill, like sculpture. (NPPG para 006)*

***Historic interest** An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation’s history but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity. (NPPG para 006)*



4.4 Setting is defined in Annex 2 of the NPPF as follows:

*The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.*

4.5 Historic England's 'Historic Environment Good Practice in Planning: 3 The Setting of Heritage Assets' (2<sup>nd</sup> ed. 2017) ('GPA3') explains at paragraph 9 that:

*'Setting is not itself a heritage asset, nor a heritage designation, although land comprising a setting may itself be designated (see below Designed settings). Its importance lies in what it contributes to the significance of the heritage asset or to the ability to appreciate that significance.'*

4.6 GPA3 sets out a stepped approach to the assessment of the effects of development on the setting of a heritage asset (see paragraph 19). GPA3 explains each of those steps. This statement follows that guidance.

### **Outbuilding rear of 9 High Street**



*View of rear elevation*



4.7 The outbuilding is a one and a half storey brick building set back from the High Street. The front elevation which looks up the access driveway has a lean to front extension with a pair of garage openings with side hung doors. To the rear the building has a sliding door to a third large opening. The Using the definitions on the previous page the heritage values of the building are assessed, using a scale of Considerable, High, Moderate to Low or No significance:

#### Archaeological interest – *Moderate*

4.8 From the map evidence the building predates 1878. However, it has been altered and extended. A Written Scheme of Investigation for the recording and below ground archaeology of the site has been approved for the previous 2019 consents.

#### Architectural and artistic interest – *Low*

4.9 The external appearance of the building is one of a modest outbuilding. The modification to the front elevation and the windows which have been added have detracted from the appearance of the building. The past approvals have sought to retain and enhance the building.

#### Historic interest – *Moderate*

4.10 The map evidence indicates the building in conjunction with 7 and 9 High Street were part of the estate associated with the Red House at No.11. The building appears to have related to the ground associated with the Red House. The outbuilding abuts a wall which encloses the rectangular garden running north from the Red House. It is of interest as part of the estate associated with The Red House.

#### Heritage significance of the property

4.11 The building is assessed as having originally been a curtilage building serving The Red House. Over time the buildings within this estate have been sold off and The Red House itself subdivided. No.7 and 9 were Listed in 1987. At the time these were Listed it is understood the application building was in the ownership of the No.9. The curtilage listed status of the building is confirmed as it can either be considered to fall into this category by virtue of its associations with The Red House as existed in July 1948 or because it was, at the time No.9 was Listed, part of the curtilage of this building.



## Setting



4.12 The above photo illustrates how the outbuilding has a relationship with the rear elevations of both 7 and 9 High Street. The building hierarchy is one where The Red House is the top building, with no's 7 and 9 having been subordinate to this building and this descends to the application site which has served as an ancillary outbuilding.

### Contribution to the character and appearance of the conservation area

4.13 The building forms a visual end-stop in the vista down the access drive to the southern side of the church. The building blocks off the views from the High Street to the open countryside to the east. It forms part of the built form to this end of the settlement. The matching pallet of red bricks and pantiles ensures that it is clearly legible as being part of the collective group of buildings to this eastern side of the street and as such positively contributes to the character and understanding and appreciation of this part of the Conservation Area. The planning history has established the merits of retaining the building and altering it rather than seeking its demolition.





*Vista down the driveway looking east*

## Summary

4.14 The assessment of significance has reinforced the opinion that the application building should be considered to be a curtilage listed structure. The building whilst modest, with some poor-quality past alterations, positively contributes to the character and appearance of the area and its retention is justified by it being part of the understanding of the past land use patterns and associations in this locality. Past consents have shown that the building can be retained and enhanced as part of a conversion scheme.



An aerial photograph of a residential neighborhood, overlaid with a semi-transparent map. The map shows street layouts, lot numbers, and property boundaries. Visible street names include "BAYVIEW AVENUE" and "PARADISE BL". Lot numbers such as "132", "133", "134", "135", "136", "137", "138", "139", "140", "141", "142", "143", "144", "145", "146", "147", "148", "149", "150", "151", "152", "153", "154", "155", "156", "157", "158", "159", "160", "161", "162", "163", "164", "165", "166", "167", "168", "169", "170", "171", "172", "173", "174", "175", "176", "177", "178", "179", "180", "181", "182", "183", "184", "185", "186", "187", "188", "189", "190", "191", "192", "193", "194", "195", "196", "197", "198", "199", "200", "201", "202", "203", "204", "205", "206", "207", "208", "209", "210", "211", "212", "213", "214", "215", "216", "217", "218", "219", "220", "221", "222", "223", "224", "225", "226", "227", "228", "229", "230", "231", "232", "233", "234", "235", "236", "237", "238", "239", "240", "241", "242", "243", "244", "245", "246", "247", "248", "249", "250", "251", "252", "253", "254", "255", "256", "257", "258", "259", "260", "261", "262", "263", "264", "265", "266", "267", "268", "269", "270", "271", 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"987", "988", "989", "990", "991", "992", "993", "994", "995", "996", "997", "998", "999".

# The Proposals

# 5 The Withdrawn Proposals

5.1 The withdrawn proposal scheme sought to convert and extend the existing building to form a four-bedroom dwelling which included two bedrooms on the ground floor in a single storey northern wing.

5.2 The existing building was proposed to accommodate the entrance hall and stairs and a study with a bedroom and bathroom in the roof space. The two-storey extension was proposed to form the kitchen /dining area with a master bedroom suite at first floor.

5.3 To the south of the existing building a new detached one and a half storey cart lodge and store was proposed.



**EAST ELEVATION - PROPOSED**

1/50 @ A1



**WEST ELEVATION - PROPOSED**

1/50 @ A1

*The elevations of the withdrawn proposals (Ian Abrams Architects)*



# 6 The Current Amended Proposals

6.1 The following table summarises the concerns and comments of the Conservation Officer (See **Appendix 1** for the full comments) with the second column summarising how the new proposals have been amended to respond to the matters raised.

| Matter raised by CO                                                                                                                       | Response                                                                                                                                                                                                                          |
|-------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| The proposal would result in a larger building than approved to date and would not be subordinate to No's 7 & 9.                          | The footprint and depth of the proposed new building has been reduced                                                                                                                                                             |
| The extent of the single store wing needs to be reduced                                                                                   | A bedroom has been removed and the wing reduced in length accordingly                                                                                                                                                             |
| The depth of the two-storey element increases the mass of the new dwelling – this can be reduced if the landing and cupboards are omitted | The landing area has been reduced to a minimum with no cupboards                                                                                                                                                                  |
| The amount of glazing to the rear elevation is considered to over-domesticise the building                                                | The amount of glazing has been reduced to the rear gable, with French doors proposed to the ground floor breakfast room and a pair of casements to the apex. A second set of French doors are proposed to the single storey wing. |
| It is recommended the courtyard garden area be omitted and the single storey wing placed closer to the boundary wall                      | The wing has been relocated to be parallel to the boundary wall – it cannot be incorporated as part of the wall due to the                                                                                                        |



|                                                                                                                                                                           |                                                                                                                                                                                                                 |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                                                                                                                           | differing heights of the wall. This also allows for a maintenance gap to be retained                                                                                                                            |
| None of the previous proposals included a cart shed which is considered to have a negative cumulative impact given it would be the same scale of the existing outbuilding | The cart lodge is important to provide secure parking/storage. This has been amended to be single storey. This is to be located to the east of existing outbuildings to the rear of the High Street properties. |



An aerial map of a residential neighborhood, likely in the Pacific Northwest, showing streets such as Bayview Avenue, Deadwood, and Paradise Road. The map includes property lines, lot numbers, and street names. The title 'Material Considerations' is centered over the map.

# **Material Considerations**

# 7 Planning Policy Context

## National legislation

7.1 Section 38 (6) of the Planning and Compulsory Purchase Act 2004 requires that if regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise.

7.2 The statutory requirements of Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires the decision maker in considering whether to grant planning permission for development which affects a listed building or its setting, to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. Section 72 of the same act requires special attention to be paid to the desirability of preserving or enhancing the character and appearance of a conservation area.

## National guidance

7.3 National planning policy is set out in the **National Planning Policy Framework (NPPF)** Dec 2024. Section 16 of the NPPF sets out policies aimed at conserving and enhancing the historic environment. Paragraph 210 directs local planning authorities to take account of:

- the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- the desirability of new development making a positive contribution to local character and distinctiveness.

7.4 Paragraph 213 of the NPPF requires that any harm to, or loss of the significance of a designated heritage asset – which can be from its alteration or destruction or from development within its setting, requires clear and convincing justification.



7.5 Paragraph 215 states that where less than substantial harm to the significance of a designated heritage asset is found to occur, this harm should be weighed against the public benefits of the proposals including, where appropriate, securing its optimum viable use.

7.6 The **National Planning Practice Guidance** (PPG), which provides further specific guidance, and which is regularly updated on-line. This reinforces the policies set out in the NPPF. This includes The Historic Environment (2019) which sets out what are heritage and public benefits and how these should be balanced in the determination of an application.

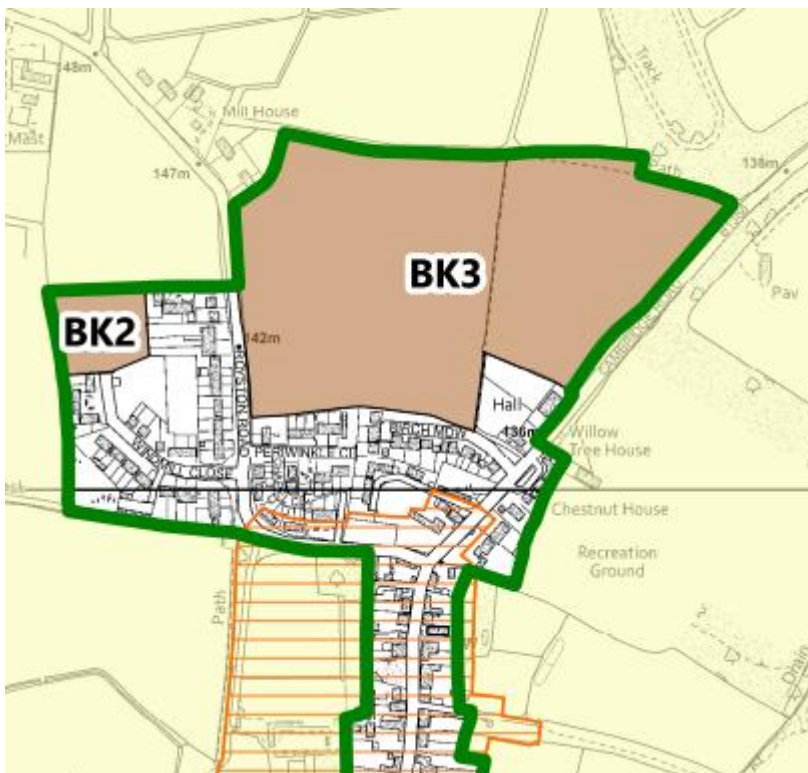
7.7 Heritage is also a material consideration in the **National Design Guide OGL** (2019). The National Design Guide addresses the question of how we recognise well designed places, by outlining and illustrating the Government's priorities for well-designed places in the form of ten characteristics. This includes context. Paragraph 38 states '*An understanding of the context, history and the cultural characteristics of a site, neighbourhood and region influences the location, siting and design of new developments.*' It advises that well-designed places are responsive to local history, culture, and heritage.

## Local Plan Policy

7.8 The adopted Local Plan for the locality is the North Hertfordshire Local Plan 2022. Within the policies maps relating to this plan the existing building is within the development

limits for the village, but the extension and garden area would be outside but not in the Green Belt.

7.9 Barkway is one of five villages identified as having a higher allocation of development.



Extract of Map F Royston Areas of the Local Plan



7.10 The Plan contains the following policies of relevance to the development:

- **Policy SP1** Sustainable development in North Herts – which supports growth in the villages to maintain their vitality
  - **Policy SP2** Settlement hierarchy and spatial distribution – Barkway is allocated 208 houses to be provided in the life of the plan (to 2031)
  - **Policy SP9** Design and Sustainability
  - **Policy SP11** Natural resources and sustainability
  - **Policy SP12** Green infrastructure, landscape and biodiversity.
  - **Policy SP13** Historic environment – with a strong presumption in favour of retention preservation and enhancement.
  - **Policy CGB4** Existing buildings in the rural area beyond the Green Belt
- a) Planning permission for the re-use, replacement or extension of buildings in the Rural Area beyond the Green Belt will be granted provided that:
- b) Any existing building to be converted for re-use does not require major extension or reconstruction;
- c) The resultant building(s) do not have a materially greater impact on the openness, purposes or general policy aims of the Rural Area beyond the Green Belt than the original building(s); and
- d) Any outbuilding(s) are sited as close as possible to the main building(s) and visually subordinate to them.
- **Policy D1** Sustainable Design
  - **Policy NE4** Biodiversity and geological sites
  - **Policy NE12** Renewable and low carbon energy development
  - **Policy HE1** Designated heritage assets

## Neighbourhood Plan

7.11 There is no neighbourhood plan designation for the village.



## **Supplementary Guidance**

7.12 There are no relevant supplementary guidance documents.

## **Conservation Area Character Statement**

7.13 A Conservation Character Statement was produced for Barkway in 2019.

## **Historic England Guidance**

7.14 The main guidance produced by Historic England of relevance to this application are:

- The Setting of Heritage Assets – Historic Environment Good Practice Advice Planning Note 3 (2017).



# 8 Heritage Impact Assessment

8.1 The potential impact of the current amended proposals are now assessed regarding the identified heritage assets in the locality.

## Direct impact to the curtilage listed building

8.2 The proposals will have a direct impact on the existing outbuilding which is held to be a curtilage Listed Building. The amended proposals have sought to be subservient to the Listed Buildings of 7 and 9 High Street and will retain the character and appearance of the existing outbuilding similar to the past approved schemes granted for the past residential schemes for conversion of the building.

## Setting of No.7 & 9 and the chapel (NDHA)

8.3 The main heritage consideration the potential impact of the proposal on the setting of No's 7 and 9 High Street and the NDHA of the Chapel. The methodology set out in the Historic England Guidance on Setting 2017 is followed, notably the checklists on page 11 and 13. The heritage baseline has been established in the earlier sections of this report.

8.4 The analysis is summarised in the following table:

| Potential attributes/experience    | Assessment of the site                                                                                                                                             | Consideration of potential impact of development |
|------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------|
| Proximity to the assets            | The site is located to the rear of the chapel and No.7 & 9 High Street. It is separated from the other historic built form by the access drive and boundary walls. |                                                  |
| Position in relation to topography | There is a drop in the site levels from west to the east with the plot being at a lower height than the High Street plots. The reduction in the                    |                                                  |



|                                            |                                                                                                                                                                                                                                                                                                    |  |
|--------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
|                                            | footprint and location of the new build elements will ensure the new dwelling will not have a harmful impact on the setting of the adjacent heritage assets.                                                                                                                                       |  |
| Inter-relation of the site with the assets | The main views of the existing structure and the proposed new extensions will not conflict with the existing development or the setting of the identified heritage assets.                                                                                                                         |  |
| Key views                                  | The main view of the application site is to the end of the access drive                                                                                                                                                                                                                            |  |
| Orientation                                | The existing building has limited window openings. The main garage doors are to the east and west elevations. The new dwelling will have its aspect largely facing east. The amount of glazing has been altered so that the new extensions will not be highly domestic in character or appearance. |  |
| Openness                                   |  <p>The existing building forms an end stop to the view up the driveway. The site is enclosed by mature trees to the eastern boundary and</p>                                                                  |  |



|                                            |                                                                                                                                                                                                                                                                                                                                                                                                                          |  |
|--------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
|                                            | therefore forms a distinct plot relating to the village and separate from the open fields to the east. The northwestern and northern boundaries of the site are enclosed by an existing brick boundary wall which the single storey extension will be located adjacent to.                                                                                                                                               |  |
| Degree of change over time                 | The main changes in this location over the last 150 years have been the building of the chapel and subdivision of the buildings which formed part of the Red House estate including the house itself.                                                                                                                                                                                                                    |  |
| Prominence or dominance of the development | The building being small scale, modest in form and appearance and set well back from the High Street is a subordinate element in the street scene and built form to this part of the village. The amended new build element will be in materials which harmonise with the existing outbuilding and the location and extension of the new build has been reduced in size and where the single storey addition is located. |  |
| Competition with the assets                | It is assessed that the converted and extended building will not compete visually with any of the identified Listed Buildings in the locality. The amended new build elements will be subservient to the existing building and not overly domestic in character. The hierarchy of built form in this location will be maintained                                                                                         |  |
| Visual permeability                        | The visual permeability of the site is low due to the back land location, mature trees to the eastern side of the site and the enclosing walls to the site.                                                                                                                                                                                                                                                              |  |



Introduction of movement and activity

There is already movement via the access. Given the proposals create one additional dwelling this is not seen resulting in harm. The vehicles associated with the dwelling will be accommodated within a single storey cart lodge building which will be subservient in scale and form to the main dwelling proposed by the development. It will be located adjacent to an existing large shed to the rear of No 7 High Street and will thus not be out of keeping with the locality.



*Location of proposed cart lodge adjacent to existing shed on neighbouring site*

Diurnal or seasonal change

Given the relationship of the site to the built form and lighting of the village this will be largely consistent and not intrusive



| Heritage baseline                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                |
|--------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------|
| Changes to the built surroundings/land use | <p>The proposals introduce a reduced scale of development with a three-bedroom conversion proposed on the site than the extant consent, but the converted building will read as the host structure. Given the size of the plot this will not be disproportionate.</p> <p>The cart lodge will be in a part of the site where there are existing subservient outbuildings to the neighbouring properties and the revised height of the structure will ensure it harmonises with these.</p> | Minimal harm                                                   |
| Changes to skyline                         | The existing building forms the visual end stop in the view up the drive and this relationship will not be altered.                                                                                                                                                                                                                                                                                                                                                                      | No harm                                                        |
| Noise, odour, vibration etc                | This will largely be confined to the conversion and building period.                                                                                                                                                                                                                                                                                                                                                                                                                     | Minimal harm – conditions can be applied to restrict the works |
| Changes to public access                   | The access is a private drive, and this will not be altered                                                                                                                                                                                                                                                                                                                                                                                                                              | No harm                                                        |
| Changes to landscaping                     | The existing trees on the site are to be retained.                                                                                                                                                                                                                                                                                                                                                                                                                                       | No harm                                                        |
| Changes to boundary treatments             | The walling to the west and northern boundaries and trees and fencing to the east and south are to be retained.                                                                                                                                                                                                                                                                                                                                                                          | No harm                                                        |



8.5 In summary the Historic England guidance accepts that the setting of a heritage asset is not fixed and may evolve over time.

### **Impact on the character and appearance of the conservation area and street**

8.6 The application site relates to the existing built form of the village, but its orientation means that it relates both to the High Street but also to the paddocks and fields to the east. The proposals retain the existing building as the main visual element in the views from High Street. The removal of the lean-to addition and improvements to the appearance of this elevation will enhance the locality. The existing building will still read as a modest outbuilding. The revised new build addition will be subservient to the existing building with the single storey wing located adjacent to the boundary walling and the two-storey wing accommodating two bedrooms at first floor level. By using suitable materials for the site, the new and old will sit comfortably as one, but the original extent of the outbuilding will still be legible. The amended single storey detached cart shed structure will read as a subservient structure with a black weather boarded finish and clay tile roof. It is proposed to be sited adjacent to an existing outbuilding to the rear garden of No 7 High Street. The cart shed will not be visible from High Street. It is therefore assessed that the amended proposals will not have any adverse harmful impact on the character or appearance of the conservation area.

### **Level of harm**

8.7 The national legislation and guidance require that great importance and weight must be given to whether there will be any resulting harm. This assessment has established there will be no significant harm to any of the identified Listed Buildings or their setting nor to the Conservation Area. The only harm will be to the curtilage listed outbuilding and this has been mitigated by the careful design in reusing the structure and amending the amount of extension to the rear of the existing building. The resulting level of harm is less than substantial but to the very low end of this spectrum.

### **Public benefits**

8.8 Paragraph 215 of the NPPF states that where a proposal 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 proposals.



8.9 The heritage benefits flowing from the scheme are as follows:

- Find a new optimum use for the building (the principle of which has been secured in past consents) which removes the risk and secures the long-term conservation and reuse of the building.
- Enhances the principal elevation and the views from the conservation area from High Street to the building.

8.10 In addition other public benefits have been identified as resulting which are set out in the Planning Balance of section 9 below.

## **Policy Compliance**

8.11 Policy HE1 is the heritage policy of most relevance, and this has three criteria which must be met for development proposals to be supported:

- It will enable the heritage asset to be used in a manner that secures its conservation and preserves its significance – this is complied with.
- It incorporates a suitable palette of materials – this is complied with.
- It will lead to less than substantial harm- this is complied with.

8.12 It has therefore been demonstrated that the amended proposals fully accord with the provisions of this policy.



# 9 Material Planning Considerations

## Principle of development

9.1 The planning history of the site has established that the conversion of the building as part of a dwelling is acceptable. The 2019 consent is extant and forms the 'fall back' position. The current proposals seek a larger element of new build, but the amended design has ensured that the proposed three-bedroom dwelling proposed will be subservient, in keeping and not visually dominant to the existing outbuilding to be converted.

## Sustainable development

9.2 The site is to the edge of the built form of the village and the location is well placed to be accessible to all the existing village services. The development is seen as extending/reusing an existing building, the extension will be subservient to the existing host building and the openness of the site will not be harmed. The new cart lodge garage relates to the building. The proposals will thus accord with the countryside policy CGB4.

## Transport

9.3 The existing building is accessed by the private drive, and this will remain unaltered. The proposals include for on site parking which meet the Local Authority standards and thus the provisions of Policy T2 of the Local Plan. The cart lodge ensure two car spaces will be provided on site.

## Design

9.4 The amended design makes full use of the drop in level to the site and the screening of the site by the exiting boundary walling. The relocation and reduction in size of the single storey wing will ensure this element will not be visually dominant. The reduction in the size and design of the two-storey extension also ensures this element will not be visually dominant or over domestic in appearance. The existing and new will be tied together using complementary materials which echo the modest character of the existing building. The



original building will remain legible in relation to the extension. The design of the cart shed has been amended so the building will be single storey and read as an ancillary building to the main building in terms of the scale and form of the structure and the proposed materials. It will be located adjacent to an existing single storey ancillary building to No. 7 High Street.

## Neighbour amenity



9.5 The scale and location of the amended new build proposals, the orientation, privacy distances, location of the windows and the mature landscape screening of the site will all ensure that the proposals respond to the concerns raised. The amended proposals will have no adverse impact by way of overlooking or being overbearing on any of the adjacent residential properties including No's 7 and 9 High Street. The proposed cart shed has been redesigned to be single storey in scale and will be located behind the existing large shed of the

neighbouring property. Given the fall of the land the new structure is held to not be visually dominant or overbearing on the amenities of the occupiers of the adjacent properties.

## Ecology & Biodiversity

9.6 An Ecological Appraisal including a BNG assessment has been undertaken for the site. The Preliminary Ecology Assessment concludes that the application site is not designated a site of nature conservation importance and none of the nearby Local Wildlife Sites are predicted to be adversely affected by the redevelopment proposals. There are no predicted



adverse impacts on protected and/or important species and habitats because of the redevelopment of the application site. Some mitigation measures will be implemented to avoid adverse impacts on nesting bird and hedgehogs (*Erinaceus europaeus*).

9.7 Given that the proposal is a self-build scheme and therefore exempt from this requirement. However, the BNG calculation has been undertaken. The Statutory Small Sites Biodiversity Metric has calculated the application site's baseline to be worth 1.6324 Habitat Units (HUs). The draft proposed site layout has been provided and calculations indicate a Biodiversity Net Gain of +10.09% in Habitat Units. Habitat creation on-site includes, importantly, the retention of the three mature trees on site, the planting of areas of wildflower meadow planting (appropriate to the local area) and the planting of 21 new trees. In addition, the planting of a new length of native hedgerow, measuring approximately 100m will result in a Biodiversity Net Gain of +100% in Hedgerow Units as there are currently no existing hedgerows on site. As an additional ecological enhancement, specifically for protected species, – three bat boxes will be installed on one of the retained trees within the site. The proposals have therefore been demonstrated to secure the national requirement of a 10% net biodiversity gain on the site in habitat units notwithstanding the exemption.

## **Heritage**

9.8 The assessment in Section 8 has concluded that the current development will result in a very low level of harm to the existing curtilage listed building. A low level of less than substantial harm is held to result to the setting of the other Listed Buildings in the locality/ the character and appearance of the Conservation Area. Heritage benefits flowing from the proposals have been identified.

## **Flood risk**

9.9 The site is within Flood Zone 1 on the Environment Agency flood maps with a low probability from flooding from the river. In terms of surface water flooding, it is also identified to be at low risk. The provisions of Local Plan Policy NE7 are therefore complied with.

## **Green technology**

9.10 In addition to the building being thermally efficient and having fittings which conserve water the dwelling is proposed to have an ASHP, and the floor plan is laid out to maximise the solar gain to the building.



## Planning Balance

9.11 A very low level of less than substantial heritage harm has been identified as resulting from the proposals. No other areas of harm have been identified

9.12 In terms of public benefits the following are held to flow from the development:

| Public benefit                                                            | Level of benefit                                                                                                                              |
|---------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------|
| Retention, enhancement and reuse of an existing curtilage listed building | High – this removed the risk from the building and secures it long term future                                                                |
| Formation of a three-bed unit in the village                              | Moderate- contributes to the housing stock of small dwellings in the village                                                                  |
| A self-build unit                                                         | Moderate- contributes to the LPA quota for self-build units                                                                                   |
| Biodiversity                                                              | High- the 10% national BNG enhancement requirement has been shown to be achievable on the site with the various habitat enhancements proposed |
| Low water and energy consumption                                          | Moderate – the building will be sustainable                                                                                                   |
| Employment                                                                | Low – for a temporary period during construction                                                                                              |

9.13 Given the very low level of less than substantial heritage harm identified it is assessed that the resulting public benefits will more than outweigh this.



# 10 Conclusions

10.1 There is a history of consents on the site for the conversion, extension and enhancement of the existing outbuilding on the site. There is an extant consent on the site. This current amended proposal seeks to amend the proposed extensions to create a three-bedroom dwelling on the site. The detached two bay cart lodge has been amended to be single storey in scale. The amended location, scale, form and footprint of the proposed extension elements are held to follow and address the concerns raised to the 2024 proposals by the Conservation Officer, which were withdrawn.

10.2 This statement acknowledges that the building is curtilage listed as well as being within the Barkway Conservation Area. The potential impact of the proposals on the identified heritage assets has been assessed. The conclusion reached is that the proposals will result in less than substantial harm and to the low end of this category.

10.3 The amended proposals are held to retain a rural character of the built form and for the new built element not to be too domestic in appearance. The amended proposals are held to be sustainable, and it will relate well to the existing built form of the village. The amended cart shed follows the pattern of outbuildings in the locality and the revised form of the building will ensure is subservient and read as an ancillary building to the host dwelling. The conversion scheme has been demonstrated to result in no harm to the occupiers of the adjacent properties, the ecology of the area or impact on the views of the site from the village.

10.4 Six benefits are identified as flowing from the development of which the securing of a new optimum use for the existing building. The amended proposals have been shown to fully respond to the concerns raised to the 2024 proposals. The benefits identified as flowing from the proposals are held to more than outweigh the low level of heritage harm identified.

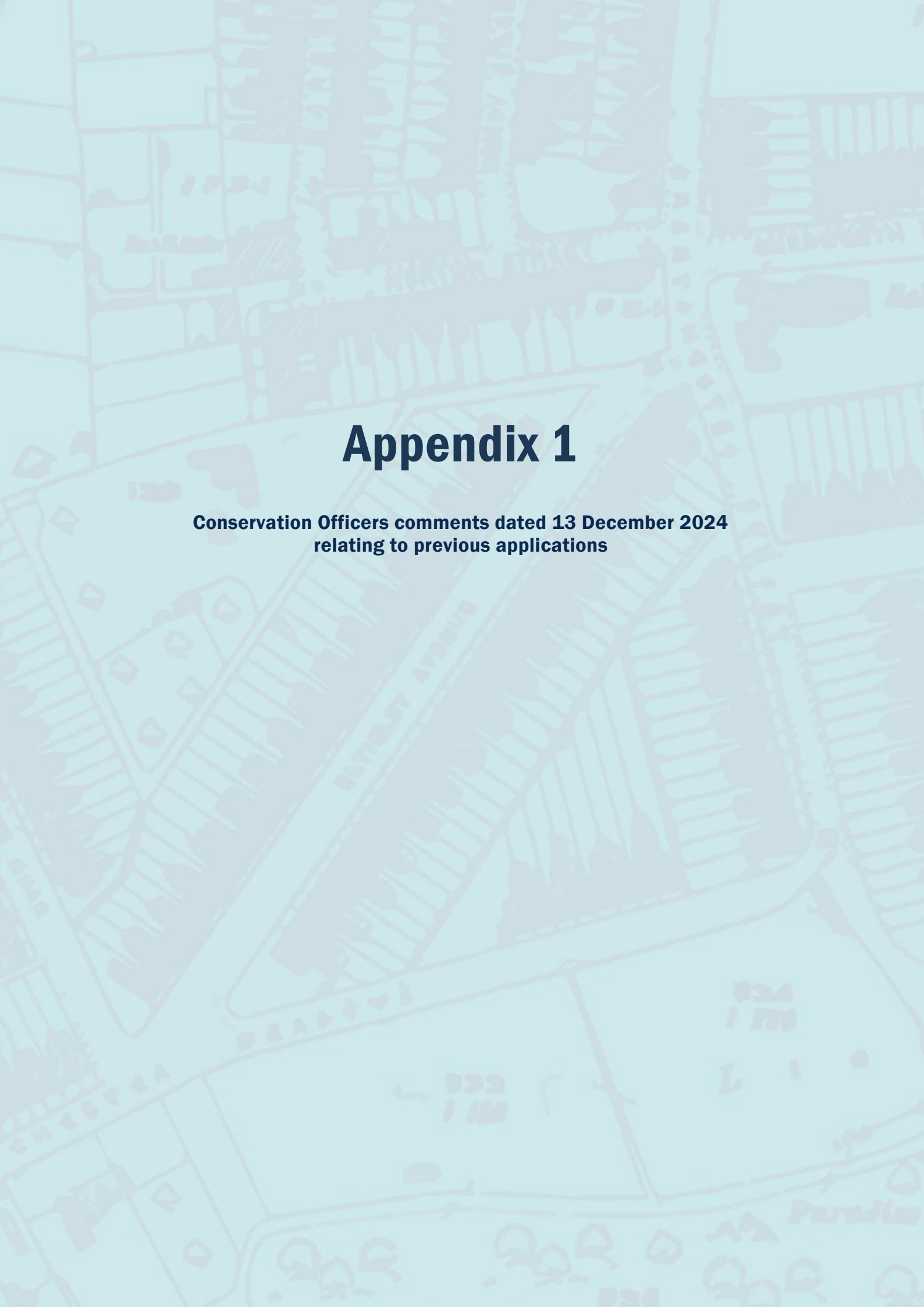
10.5 The proposals have been shown to accord with the Adopted Local Plan 2022 and the national guidance of the NPPF. It is therefore concluded that there are no sound reasons to resist this amended development.



# References

- An Inventory of the Historical Monuments in Hertfordshire  
HMSO 1910 pp 46-47
- [Barkway Local History Group | North Hertfordshire Village \(barkwayhistory.com\)](http://barkwayhistory.com)



An aerial map of a residential area with streets like Bayview Avenue and Sheppard Avenue, and houses with numbers like 132, 134, 136, 138, 140, 142, 144, 146, 148, 150, 152, 154, 156, 158, 160, 162, 164, 166, 168, 170, 172, 174, 176, 178, 180, 182, 184, 186, 188, 190, 192, 194, 196, 198, 200, 202, 204, 206, 208, 210, 212, 214, 216, 218, 220, 222, 224, 226, 228, 230, 232, 234, 236, 238, 240, 242, 244, 246, 248, 250, 252, 254, 256, 258, 260, 262, 264, 266, 268, 270, 272, 274, 276, 278, 280, 282, 284, 286, 288, 290, 292, 294, 296, 298, 300, 302, 304, 306, 308, 310, 312, 314, 316, 318, 320, 322, 324, 326, 328, 330, 332, 334, 336, 338, 340, 342, 344, 346, 348, 350, 352, 354, 356, 358, 360, 362, 364, 366, 368, 370, 372, 374, 376, 378, 380, 382, 384, 386, 388, 390, 392, 394, 396, 398, 400, 402, 404, 406, 408, 410, 412, 414, 416, 418, 420, 422, 424, 426, 428, 430, 432, 434, 436, 438, 440, 442, 444, 446, 448, 450, 452, 454, 456, 458, 460, 462, 464, 466, 468, 470, 472, 474, 476, 478, 480, 482, 484, 486, 488, 490, 492, 494, 496, 498, 500, 502, 504, 506, 508, 510, 512, 514, 516, 518, 520, 522, 524, 526, 528, 530, 532, 534, 536, 538, 540, 542, 544, 546, 548, 550, 552, 554, 556, 558, 560, 562, 564, 566, 568, 570, 572, 574, 576, 578, 580, 582, 584, 586, 588, 590, 592, 594, 596, 598, 600, 602, 604, 606, 608, 610, 612, 614, 616, 618, 620, 622, 624, 626, 628, 630, 632, 634, 636, 638, 640, 642, 644, 646, 648, 650, 652, 654, 656, 658, 660, 662, 664, 666, 668, 670, 672, 674, 676, 678, 680, 682, 684, 686, 688, 690, 692, 694, 696, 698, 700, 702, 704, 706, 708, 710, 712, 714, 716, 718, 720, 722, 724, 726, 728, 730, 732, 734, 736, 738, 740, 742, 744, 746, 748, 750, 752, 754, 756, 758, 760, 762, 764, 766, 768, 770, 772, 774, 776, 778, 780, 782, 784, 786, 788, 790, 792, 794, 796, 798, 800, 802, 804, 806, 808, 810, 812, 814, 816, 818, 820, 822, 824, 826, 828, 830, 832, 834, 836, 838, 840, 842, 844, 846, 848, 850, 852, 854, 856, 858, 860, 862, 864, 866, 868, 870, 872, 874, 876, 878, 880, 882, 884, 886, 888, 890, 892, 894, 896, 898, 900, 902, 904, 906, 908, 910, 912, 914, 916, 918, 920, 922, 924, 926, 928, 930, 932, 934, 936, 938, 940, 942, 944, 946, 948, 950, 952, 954, 956, 958, 960, 962, 964, 966, 968, 970, 972, 974, 976, 978, 980, 982, 984, 986, 988, 990, 992, 994, 996, 998, 1000.

# Appendix 1

**Conservation Officers comments dated 13 December 2024  
relating to previous applications**

# North Hertfordshire District Council

## Building Conservation comments

**File Ref:** 24/02169/FP & 24/02170/LBC

**Date:** 13/12/2024

**Planning Officer:** HT

**Address:** 9 High Street, Barkway, Royston, Hertfordshire, SG8 8EA

**Subject:** see below

- **24/02169/FP** - Conversion and extension of existing outbuilding to create one 4-bed dwelling including raising ridge height and replacement roof, and part two storey and part single storey rear extension following demolition of single storey front lean-to. Erection of detached two-bay cart shed with studio accommodation over.
- **24/02170/LBC** - External and internal alterations to existing outbuilding to facilitate conversion into one 4-bed dwelling including raising ridge height and replacement roof, and part two storey and part single storey rear extension following demolition of single storey front lean-to.

### 1.0 Recommendation

- 1.1 In determining applications, great weight should be given to the conservation of Designated Heritage Assets (para 212, NPPF) and any harm to, or loss of, the significance of a designated heritage asset from development within its setting requires clear and convincing justification (para 213).
- 1.2 I offer two reasons for refusal under 24/02169/FP and one reason for refusal under 24/02170/LBC

#### **R for R 1 - 24/02169/FP**

*By reason of the depth of the two-storey extension, the amount of glazing in the rear gable end, the length of the single-storey extension, the proposal would very much appear as a new modern dwelling of highly domesticated appearance uncharacteristically positioned to the rear of the traditional buildings either side of it. Furthermore, the significantly larger building so close to Nos 7 & 9 with its elongated domesticated appearance would appear in conflict and insubordinate to Nos 7 & 9. Consequently, the proposal would be harmful and would therefore fail to preserve the character, appearance and significance of the BCA. Furthermore, it would also harm and fail to preserve both the settings and significance of Nos 7 & 9 and the Church. The proposal would therefore be contrary to the provisions of the respective sections of the Act and would fail to accord with Section 16 of the Framework and will fail to satisfy the provisions of Sections 66(1) and 72(1) (both) of the Planning (LB & CA) Act 1990 and Policy HE1 of the North Hertfordshire Local Plan 2011 – 2031.*

#### **R for R 2 - 24/02169/FP**

*By reason of its size and position the detached two-bay cart shed with studio accommodation over, will consolidate built-form in this rear location behind the church and no.9. The building will have a deleterious cumulative impact when considered alongside the dwellinghouse proposal in this application, would be harmful therefore fail to preserve the character, appearance and significance of the BCA. Furthermore, it would also harm and fail to preserve both the settings and significance of Nos 7 & 9 and the Church. The proposal would therefore be contrary to the provisions of the respective sections of the Act and would fail to accord with Section 16 of the Framework and will fail to satisfy the provisions of Sections 66(1) and 72(1) (both) of*

the Planning (LB & CA) Act 1990 and Policy HE1 of the North Hertfordshire Local Plan 2011 – 2031.

**R for R 1 - 24/02170/LBC**

*By reason of the depth of the two-storey extension, the amount of glazing in the rear gable end, the length of the single-storey extension, the proposal would very much appear as a new modern dwelling of highly domesticated appearance uncharacteristically positioned to the rear of the traditional buildings either side of it. Furthermore, the significantly larger building so close to Nos 7 & 9 with its elongated domesticated appearance would appear in conflict and insubordinate to Nos 7 & 9. Consequently, the proposal would be harmful and would therefore fail to preserve the character, appearance and significance of the BCA. Furthermore, it would also harm and fail to preserve both the settings and significance of Nos 7 & 9 and the Church. The proposal would therefore be contrary to the provisions of the respective sections of the Act and would fail to accord with Section 16 of the Framework and will fail to satisfy the provisions of Sections 16(2) and 72(1) (both) of the Planning (LB & CA) Act 1990 and Policy HE1 of the North Hertfordshire Local Plan 2011 – 2031.*

## **2.0 Context**

- 2.1 7 and 9 (Fairbarns) High Street are grade II listed and are located within the Barkway Conservation Area. Both the building and area are Designated Heritage Assets for the purpose of applying the aims of Section 16 of the NPPF. The list entry reads as follows:

***Pair of houses, originally 3 or 4 dwellings. Early C19 with C18 and possibly earlier origins, extended later C19. Knapped flint with red brick dressings. Tiled roof. 2 storeys. 6 window front, 3 bays to right are more closely spaced with a high brick plinth. Ground floor: steps up with wreathed iron railings to a 6 raised panelled door, moulded bracketed hood, to left a 20 pane sash, elsewhere 12 pane sashes, all recessed with slightly cambered heads. Left bays similar with 2 entrances, a 6 panelled and a part glazed door, 2 ground floor 20 pane sashes. Central ridge stack and external end stacks with offsets. Gable end parapets with moulded kneelers. To rear left extends an integral 2 bay wing with a blocked door and glazing bar sashes, rear gable end parapet and stack. Behind this are 2 C18 red brick bays with sashes of 12, 16, and 20 panes, C18 on ground floor with cambered heads, C20 on first floor. Pantiled roof. Rear gable end of brick and flint rubble with moulded kneelers. 2 storey lean-to outshuts added to rear elevations with shallower pitch to slate roofs. Interior not inspected. Included for group value.***

## **3.0 The Local Plan and NPPF (Dec 2024)**

- 3.1 Policy HE1 of the North Hertfordshire Local Plan 2011 - 2031 is relevant as are following paragraphs of the NPPF are relevant in the consideration of these cases:
- **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).

#### 4.0 Previous history

- 4.1 On 10 September 2018 an appeal was dismissed pursuant to application ref 17/0245/1 for the demolition of existing building and construction of single new dwelling on the resultant plot. The following paragraphs are considered particularly pertinent to the current case:

*14. In my view the fall-back scheme would retain its character as a rural outbuilding and appear well related and subordinate to the properties which extend along the High Street frontage, thus leading to no conflict with the pattern of development in the CA or the setting of the adjacent heritage assets.*

*15. In contrast, the proposed dwelling would very much appear as a new modern dwelling of highly domesticated appearance unrelated in character and uncharacteristically positioned to the rear of the traditional buildings either side of it. Furthermore, the significantly larger building so close to Nos 7 & 9 with its elongated domesticated appearance would appear in conflict and insubordinate to Nos 7 & 9.*

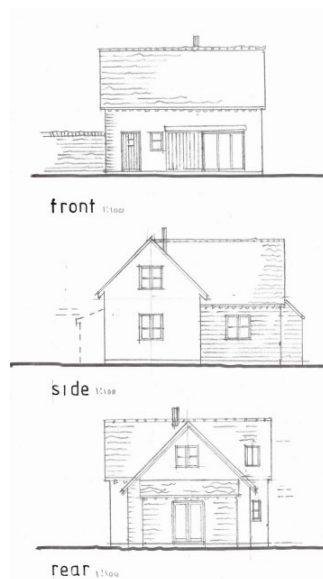
*16. For these reasons, even taking into account the fall-back scheme, the proposal would be harmful and would therefore fail to preserve the character, appearance and significance of the CA. Furthermore, it would also harm and fail to preserve both the settings and significance of Nos 7 & 9 and the Church. The proposal would therefore be contrary to the provisions of the respective sections of the Act and would fail to accord with paragraphs 193 and 197 of the Framework.*



- 4.2 Subsequently, three more applications were submitted and approved:

- **19/00294/LBC** -Internal and external alterations together with rear extension to facilitate conversion of existing garage/outbuilding and create 1no. two bedroom dwelling.  
**CCON 21.03.2019**
- **19/01700/FP** - Remove single-storey lean-to to front elevation. Replace existing roof with steeper pitched roof. Single-storey rear extension with accommodation in roof space. All to facilitate conversion to 2-bed dwellinghouse.  
**CP 12.10.2020**

- **19/01701/LBC** - Remove single-storey lean-to to front elevation. Replace existing roof with steeper pitched roof. Single-storey rear extension with accommodation in roof space. Internal and external alterations. All to facilitate conversion to 2-bed dwellinghouse.  
**CCON 12.10.2020**



## 5.0 The Proposal

- 5.1 I note the content of the submitted Planning and Heritage Statement (Sept 2024) prepared by Brighter Planning Consultancy. In the summary at 4.14 it states (my emphasis in bold):

*The assessment of significance has reinforced the opinion that the application building should be considered to be a curtilage listed structure. The building whilst modest, with some poor-quality past alterations, **positively contributes to the character and appearance of the area and its retention is justified by it being part of the understanding of the past land use patterns and associations in this locality.** Past consents have shown that the building can be retained and enhanced as part of a conversion scheme.*



- 5.2 In my opinion, key to a successful conversion and extension scheme will be the extent to which the proposal 'nestles' into this backland site. With reference to the Inspector's Decision, I have considered this proposal in terms of whether this is a building '*highly domesticated*' in appearance and whether

it is a '*significantly larger building so close to Nos 7 & 9*' that it would appear to conflict with and would not be subordinate to Nos 7 & 9.

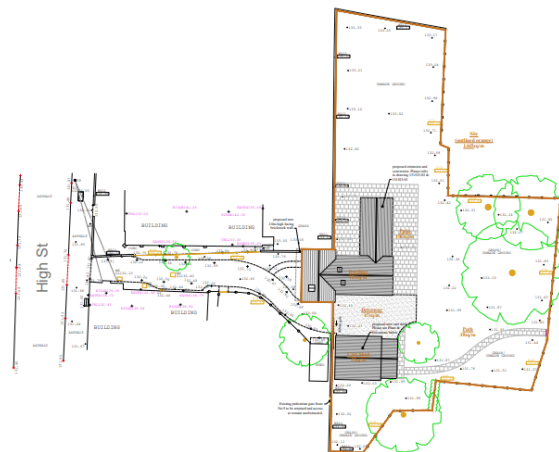
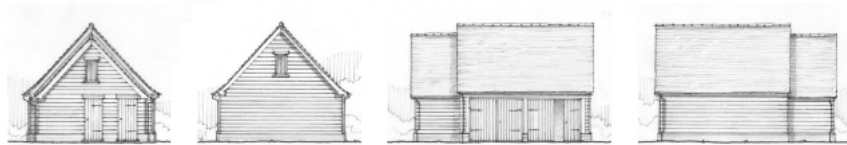
- 5.3 There is no doubting that the proposal would result in a larger dwelling when compared with the scheme dismissed at appeal. Although the single-storey rear/side section would sit behind an existing boundary wall and would, to an extent, complement the host building, I still advise that its length is reduced to ensure that the overall dwelling remains relatively subordinate to its context but would still deliver a single larger bedroom on the ground floor (achieving a 3-bed unit which would still be one additional bedroom to that previously approved).
- 5.4 What concerns me more and is certainly a point of objection, is the depth of the 2-storey part of the extension which is more-or-less twice the depth of the previously approved but not implemented, rear addition. This section significantly increases the mass of the building to the extent that it denudes the host building of its subordinate character. I would go so far as to say that this is a case of the 'tail wagging the dog'. This is further compounded by the amount of glazing in the rear gable conveying a highly domesticated appearance. I note that the depth is such as to provide a pair of glazed doors on the 'inner' side elevation and enabling the single-storey section to be set off from the boundary wall.
- 5.5 It is noted that two-bedrooms are provided in the single-storey wing and a further two bedrooms at first floor. The first floor of the extension is given up to two cupboards, part of the landing, an ensuite and a generously sized Bedroom 4 (which looks like the 'Master'). If the two-storey section is reduced significantly in depth and no landing or cupboards are provided, then a more modest Bedroom 4 with ensuite may be achievable. Furthermore, I advise that the courtyard garden is omitted, and the single-storey extension is effectively placed immediately behind or closer to the boundary wall (which may necessitate some form of box gutter arrangement).



- 5.6 The above suggestion would require the LPA to concede, to an extent, the subordinate character of the host building as this would result in a more substantial dwelling when compared with previous proposal but on balance, would be a reasonable compromise.

**Erection of detached two-bay cart shed with studio accommodation over.**

- 5.7 None of the previous schemes introduce a second built form. The width, height and length of the detached 2-bay cart shed with studio accommodation at first floor, would further consolidate development at rear of the church and no.9. It would be approximately of the same scale as the existing outbuilding.
- 5.8 It is noted that there is a large shed at the rear of no.9 but this does not alter my view that the proposed cart-shed will have a greater impact when compared with the shed at no.9 and would result in a deleterious cumulative impact when considered alongside the proposed dwellinghouse.



**Mark Simmons**  
**Senior Conservation Officer**

