

DELEGATED FILE NOTE

CASE OFFICER: ...Henry Thomas.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/01936/LBC	Repairs to timber frame and external weatherboarding, including interfaces with adjacent construction, making good after duntaking of harmful modern fabric. Internal wall linings. Replacement glazing and adjusted openings with replacement glazing, localised repairs to existing concrete floor slab. Provision of services routes to facilitate the change of use of the barn to a community events use.	Irongate Barn Halls Green Weston Hitchin Hertfordshire SG4 7DR

Submitted Plan Nos

255-001 - Rev_LBC 255-002 - Rev_LBC 255-003 255-004 - Rev_LBC 255-005 - Rev_LBC 255-026 255-026 Duntakings 255-027 255-027 Duntakings 255-028 255-028 Duntakings 227-029 227-029 Duntakings 255-035 255-035 Duntakings 255-036 255-036 Duntakings 255-037 255-037 Duntakings

1.0 Policies

HE1 Designated heritage assets

SECN16 Conserve + enhance historic environment

2.0 Relevant Site History

2.1 25/01935/FP - Change of use of existing barn from storage and distribution (Use Class B8) to use as a community events and learning centre for agriculture, cookery and related rural based activities (Use Class F1). Repairs to timber frame and external weatherboarding, including interfaces with adjacent construction, making good after duntaking of harmful modern fabric. Internal wall linings. Replacement glazing and adjusted openings with replacement glazing, localised repairs to existing concrete floor slab. Provision of services routes.

Concurrent Application.

2.2 25/01141/FP - Change of use of existing barn from storage and distribution (Use Class B8) to use as a community events and learning centre for agriculture, cookery and related rural-based activities (Use Class F1). Single storey extension to barn following demolition of existing lean-to. Installation of solar panels to roof of converted barn and plant to the roof of the proposed extension including six cycle spaces.

Concurrent Application.

2.2 00/00214/1 - Conversion and change of use of farm buildings to use within Class B1 (Business)

Granted.

3.0 Representations

3.1 **Press, Site and Neighbour Notifications** – One neutral comment received raising concerns with harm to horse users on the highways.

3.2 **NHC Conservation Officer –**

*There is **NO OBJECTION**. The scheme will satisfy the provisions of Sections 16(2) (LBC) and /or 66(1) (FP/FPH) and/or 72(1) (both) of the Planning (Listed Buildings and*

Conservation Areas) Act 1990 and the aims of Section 16 of the NPPF and Policy HE1 of the North Hertfordshire Local Plan 2011-2031.

3.3 **HCC Archaeology** – No comments to make.

3.4 **Barkway Parish Council** – No objection.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The application site is a cluster of farm buildings on the west side of Halls Green Road within a built-up hamlet of Halls Green. The site is within the Green Belt. There is a public right-of-way to the rear of the farmstead. Irongate Farmhouse is a Grade II listed building which lies south of the application site. The farmstead is served by two vehicle access points at the north and south of the site.

4.1.2 The application relates to two adjacent barns, the older of which forms an L-shape wrapping around the other barn and lies adjacent to the road. This barn is curtilage listed and is the subject of 25/01935/FP and 25/01936/LBC. The other barn is a more modern addition with a lean-to extension and is the subject of 25/01141/FP.

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.

4.2 **Proposal**

4.2.1 Change of use of existing barn from storage and distribution (Use Class B8) to use as a community events and learning centre for agriculture, cookery and related rural based activities (Use Class F1). Repairs to timber frame and external weatherboarding, including interfaces with adjacent construction, making good after dismantling of harmful modern fabric. Internal wall

linings. Replacement glazing and adjusted openings with replacement glazing, localised repairs to existing concrete floor slab. Provision of services routes.

4.3 **Key Issues**

4.3.1 The key issues for consideration is the impact that the proposed development would have on the special character, setting and significance of the listed building.

4.3.2 The Conservation Officer has stated within their comments that:

“Currently the barn is a poor condition and would benefit for immediate works that would prevent further degradation... The barn has been subject to later interventions which have caused harm through inappropriate interventions e.g. blockwork infill building and a lean to on the west gable end. This together with material choices have accelerated damp and decay... The proposal will due to its change of from, agricultural to institution attract more cars and movement to the site. This will have an impact on the historical significance of the barns but overall, the proposal and change of use is considered to result in tangible heritage gain... The application is considered to cause less than substantial at this lowest level but will see enhancement through the removal of previous negative interventions which is welcomed.”

4.3.3 There have not therefore been any objections raised by the Council’s Conservation Officer, which is given significant weight. The impacts of the proposal on the character and appearance of the building and its significance as a designated heritage asset are considered acceptable.

Other Comments

4.3.4 With regard to the neighbour representation. Impacts to Highways are considered under the concurrent application: 25/01935/FP

4.4 **Conclusion**

4.4.1 It is considered that the proposal will not occasion harm to the listed building’s special character, therefore, satisfies the provisions of Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990, the aims of Section 16 of the NPPF and the aims of Policy HE1 of the North Hertfordshire Local Plan 2011-2031.

4.5 **Alternative Options**

4.5.1 N/A.

4.6 **Pre-Commencement Conditions**

4.6.1 N/A.

5.0 **Recommendation**

5.1 That Listed Building Consent be **GRANTED** subject to the following conditions:

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. Details and/or samples of materials to be used for the works, hereby granted consent, shall be submitted to and agreed, in writing, by the Local Planning Authority before any works are commenced.

Reason: To safeguard the character and appearance of the listed building to which this consent relates and to comply with Policies SP13 and HE1 of the North Hertfordshire Local Plan 2011 to 2031.

3. Full joinery details of the proposed new timber doors/windows to a metric scale and 1:1 scale drawings of the proposed glazing bars hereby granted consent, shall be submitted to and agreed, in writing, by the Local Planning Authority before any works are commenced/prior to manufacturing of the doors.

Reason: To safeguard the character and appearance of the listed building to which this consent relates and to comply with Policies SP13 and HE1 of the North Hertfordshire Local Plan 2011 to 2031.

Signed  Anne McDonald	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 11 December 2025	