

CONSERVATION TEAM CONSULTATION APPLICATION RESPONSE

APPLICATION REF:	25/01534/FPH & 25/01535/LBC
CASE OFFICER:	VW
APPLICATION SITE:	3 Church Lane, Barkway, Royston, Hertfordshire, SG8 8EJ
DESCRIPTION OF WORKS:	Re-position front entrance door, replace existing rear door, replace existing windows and re-clad and paint exterior cladding. Internal alterations.

RECOMMENDATION:

I raise **NO OBJECTION** on the basis that the proposal will satisfy the provisions of Sections 16(2) (LBC only), 66(1) (FPH only) and 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.

Note:

The proposed works certainly require listed building consent, but I am not convinced that these works required planning permission. Having said that, I suggest the description is amended to read as follows (seek agreement with applicant): ***Block original front entrance, insulate and clad with boarding. Relocate front entrance door by removing window, replace existing rear door, replace existing single-glazed windows with double-glazed timber windows. Repaint exterior cladding to match nos.1 and 5. Internal alterations (as amended by drawing no. PP/CL/P04B and revised Design and Heritage Statement received on 21.08.2025).***

SHORT SUMMARY:

Impact on listed building's special character and its setting

The proposal will have a small yet generally positive impact upon the building's special character.

Impact on character or appearance of the Barkway Conservation Area (BCA).

The proposal will have a small yet positive impact upon the BCA's appearance.

Harm, preserve or enhance.

The proposal would not harm the building's special character or the BCA.

SITE CONTEXT:

Nos. 1, 3 (Forge Cottage) and 5 (Rosemary Cottage), Church Lane are together grade II listed and are located in the Barkway Conservation Area. Both the building and the area are Designated Heritage Assets for the purpose of applying the aims of Section 16 of the NPPF. The building was added to the Statutory List of Buildings of Special Architectural or Historic Interest on 27 May 1968 and amended on 3 June 1987. The list entry is at the following link:

<https://historicengland.org.uk/listing/the-list/list-entry/1347353?section=official-list-entry>

There is significant post-listing planning history relating to this group of three dwellings, for instance:

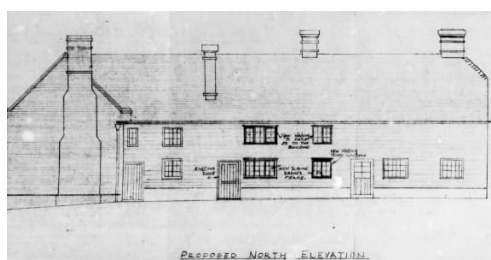
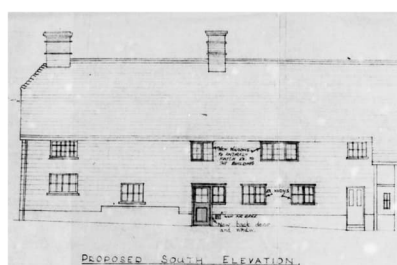
No.1

- **82/00291/1** – *Alterations and conversion of existing cottage into 2 dwellings*
P 17.05.1982
- **82/00291/1** – *Alterations and conversion of existing cottage into 2 dwellings*
LBC 17.05.1982

No.3 (Forge Cottage)

- **71/03063/1** - *Conversion of forge to dwellinghouse.*

NB: Although originally approved on 23 November 1971 amended elevations are date-stamped 3 December 1971.



No.5 (Rosemary Cottage)

- **77/00755/1** – *Conservation of bathroom & new staircase.*
- **78/00083/1** – *Window in end elevation.*
- **95/00542/1** – *Demolition of single storey extension and replacement front and rear doors.*

DETAILED ANALYSIS AND CONSIDERATIONS:

The list entry refers to 'Row of 3 dwellings incorporating former smithy. Late C18 or early C19.... Irregularly spaced 5 window front 4 horizontal sliding sashes, one of 3 lights, and a fixed casement, all with hoodboards. First floor: a horizontal sliding sash and C20 2 and 3 light casements Interior not inspected....'.

I note Barkway Parish Council's response: *As these applications relate to a listed property within the Conservation Area of Barkway and the proposals involve substantial external works to the property, the Parish Council would refer these applications for careful consideration of the Conservation Officer to ensure that any works approved and materials used will maintain the existing appearance and character of the cottage and be in keeping with the Conservation Area.*

Re-position front entrance door

The list entry refers this door as being 'vertically panelled'. From the archive photograph included with the application and cross-referencing with the planning history we know that the door existed in 1971, but it is unclear as to how old the actual opening is.



During a telephone conversation with the architect today I requested a photo of the door's inner elevation and of the wall below the window to be removed to make way for the new

door as it is unclear as to what original fabric remains (if any) under the right-hand window. On the first point, the door is boarded-over internally whilst a radiator is installed on the wall below the window, so in neither case can a further assessment be made of historic fabric without further opening-up works.



Functionality wise, I am convinced that relocating the door does make sense in the way the ground floor would be used with the entrance, hallway, and stairs in one area, and this would enable the living room to be closed off from the entrance. The question, therefore, is whether the existing opening or the door itself is of significance to justify retention and no change to this aspect of the scheme? I attach moderate significance to the existing door and what is noted is that it matches the detailing of the front door at no.1.

After some consideration and not wishing to delay the determination of these applications unnecessarily, I am of the opinion that relocating the door opening would not be harmful to the building's special character and that a well-made copy of the existing in oak and painted black would not harm the listed building's special character.



Replace existing rear door

The existing door is non-original, and no objection is raised to what appears to be a like-for-like replacement.



Replace existing windows

From the archive photograph included with the application and cross-referencing with the planning history we know that the windows at no.3 are non-original, and the use of top-opening lights is a disappointing detail.

At point 7 of the originally submitted Design and Heritage Statement it says, “*Window replacement with double glazed casement windows throughout*” and this is set out on drawing no. drawing no. PP/CL/P05.

There are 4no. horizontal sliding sashes at ground floor on the front elevation of this terrace and this is a traditional form of window construction which is not that common in North Herts but is nonetheless a sympathetic and pleasing window type. The proposal would see the smaller ground floor window at no.3 removed altogether and the intention is to replace the larger, triple-light horizontal sliding sash (circa 1972) with a triple-light set of flush casements. Whilst I am willing to support a replacement window with slightly more portrait panes as now indicated on amended drawing no. PP/CL/P04B, I have encouraged the ground floor window to be made as a Yorkshire slider and not as a set of flush casements. However, the architect has requested that the application be determined with the ground floor window being a triple-light flush casement type. Acknowledging that the window is post-1971 and the joinery detailing is to a good standard, I cannot justify insistence upon a Yorkshire slider window.

I am, therefore, satisfied that the details on drawing no. C-CSV79/44 03 by Hampton Windows, indicating conservation casement windows with 16mm double glazed (4/8/4) and 23mm solid glazing bars, are acceptable. The photomontage on drawing no. PP/CL/P05 is particularly convincing showing subtly better proportioned windows (slightly taller) with flush casement and no top-hung lights.



PHOTOMONTAGE OF FRONT ELEVATION POST ALTERATIONS

Re-clad and paint exterior cladding.

At point 8 of the submitted Design and Heritage Statement it says:

Finally, the whole of the barn will be re-clad and insulated adequately in accordance with the most recent Building Control Regulations.

What is significant here is that no.3 sits between nos. 1 and 5 and that any additional build-up of the wall composition to accommodate insulation could have an impact on the front building line, thereby affecting the terrace as whole. It is assumed that compliance with Building Regs can be achieved without additional built-out to the walls? I put this to the architect and it is understood that there is no intention to re-clad the whole building and the above reference has been omitted from the amended Design and Heritage Statement.

The exterior paint finish is acceptable.

Internal alterations.

The internal alterations will not affect the listed building's special character, and the proposed internal door type is welcomed. The internal works are acceptable.

SUGGESTED CONDITIONS (LBC ONLY)

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 alterations hereby permitted shall be carried out wholly in accordance with the details specified in the application and supporting approved documents and plans listed above.

Reason: To ensure the alterations are carried out in accordance with details which form the basis of this grant of listed building consent.

3. The painting of the external cladding shall match the colour of the cladding at nos. 1 and 5 Church Lane 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 grade II listed building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Policy HE1 of the Local Plan.

4. Apart from height, the new oak front entrance door shall match the joinery details of the existing door and that of the entrance door at no.1 and shall be painted black as noted on approved drawing no. PP/CL/P05 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 grade II listed building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Policy HE1 of the Local Plan.

HERITAGE POLICY ASSESSMENT:**Planning (Listed Building and Conservation Areas) Act 1990:**

Sections 16(2), 66(1) and 72(1)

North Hertfordshire Local Plan 2011-2031:

Policy HE1

NPPF (December 2024):

The following paragraphs are relevant:

- **135 c)** (*sympathetic to local character and history, including the surrounding built environment*),
- **207** (*local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting*)

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|--|------------------------------|-------------------------|
| <ul style="list-style-type: none">• 210 (<i>desirability of new development making a positive contribution to local character and distinctiveness</i>),• 212 (<i>great weight should be given to the asset's conservation</i>),• 213 (<i>clear and convincing justification</i>), and• 215 (<i>harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use</i>). | | |
| CONCLUSION:
The proposal is considered acceptable. | | |
| <table border="1"><tr><td>OFFICER: Mark Simmons</td><td>DATE: 21/08/2025</td></tr></table> | OFFICER: Mark Simmons | DATE: 21/08/2025 |
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