

DELEGATED FILE NOTE

CASE OFFICER: ...Melissa Tyler.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
26/00727/LBC	Single storey extension (as amended by drawing nos. 1176-PL06a - PLO7a - PL08a and - PL09a received on 03.07.2026)	Bridleways Hill End Farm Lane Langley Hitchin Hertfordshire SG4 7PT

Submitted Plan Nos

PL01 PL02 PL03 PL04 PL05 PL06a PL07a PL08a PL9a

1.0 Policies

2.0 **Relevant Site History**

- 2.1 25/02926/PRELB Alteration and retention of existing extension as mono-pitch, clad single storey element
- 2.2 21/03500/FPH Retention of sun room outbuilding in garden Unconditional Permission
- 2.3 21/03129/LBC Retention of conservatory on west elevation by setting this forward of the west gable end and linked to the converted barn via a recessed weatherboarded link (as a variation to the Split Decision under ref: 21/01518/LBC on 06.10.2021). REFUSED
- 2.4 21/01518/LBC Retention of porch on south elevation and conservatory on west elevation together with two pairs of glazed doors in west gable end providing access into conservatory (as amended by drawing BB.02A received on 05/10/2021). SPLIT DECISION

3.0 **Representations**

- 3.1 **NHC Conservation** – Following receipt of amended plans on 3 July I have changed my recommendation to one of **NO OBJECTION** on the basis that the proposal will not occasion harm to the building's special character and significance and will satisfy the provisions of Sections 16(2) (LBC only) and 66(1) (FPH only) of the Planning (Listed Buildings and Conservation Areas) Act 1990, the aims of Section 16 of the NPPF, the aims of Policy HE1 of North Hertfordshire Local Plan 2011-2031.
- 3.2 **Langley Parish Meeting**– No comment
- 3.3 **The Lutyens Trust** -
Bridleways is a grade II C16/C17 timber boarded barn. It is part of a group of old farm buildings altered, and added to, by Sir Edwin Lutyens. It was part of the Temple Dinsley estate.

The precise extent of Lutyens's works to the barn is uncertain, but it seems that more modern residential conversion work, some decades ago, has largely overlain it.

The modern conversion to a dwelling retains the general form of the historic barn, though the regularity of windows and reliance on rooflights gives an overly domestic character. Current conservation thinking might have promoted subtler fenestration.

The current proposal is to replace an unauthorised modern conservatory extension, at the western end, with a structure of less suburban form. This would be timber clad beneath a lean-to roof of slate.

Removal of the inappropriate modern conservatory would be welcome. The proposed replacement would not harm the character of the barn, nor involve compromise of any known Lutyens feature.

We would support the proposal.

However, we would note that the proportion of windows to narrow margins of weatherboarding is not entirely comfortable. Nor is the intrusive rooflight, which dominates the new roof. Our preference might have been simply to glaze between stout timber stud

framing, possibly above boarding or a brick plinth. We would prefer glazing solely in the walls (which would also offer greater occupant amenity).

The appearance could then be that of an open implement shed later converted to residential use. No objection, but we believe Lutyens might have produced a design of greater subtlety.

3.3 Neighbours

Clifton House, Hill End Farm Lane - We have no objections to the proposed application.

4.0 Planning Considerations

4.1 Site and Surroundings

- 4.1.1 Bridleways is a listed former agricultural barn located within a rural setting on Hill End Farm Lane near Langley. The building forms part of a group of historic farm buildings that reflect the agricultural origins of the site. The structure displays the simple and functional architectural characteristics typical of traditional barns, with a straightforward form and materials reflecting its historic use.

4.2 Proposal

- 4.2.1 Listed building consent is sought for a single storey side extension.
- 4.2.2 The proposal seeks consent for the removal of most of an existing conservatory structure and its alteration into a modest mono-pitch lean-to addition.

4.3 Key Issues

- 4.3.1 The key issue in this case is the proposed developments impact upon the character and appearance of the designated heritage assets.
- 4.3.2 Paragraphs 135 c) 207, 210, 212, 213 and 215 are relevant in terms of Section 16 of the NPPF as is Policy HE1 of the Local Plan.
- 4.3.3 Policy HE1 of the Local Plan supports development that *“Enables the heritage asset to be used in a manner that secures its conservation and preserves its significance; b) Incorporate a palette of materials that make a positive contribution to the local character or distinctiveness, where it is appropriate and justified; and c) Will lead to less than substantial harm to the significance of the designated asset, and this harm is outweighed by the public benefits of the development, including securing the asset’s optimum viable use.”*
- 4.3.4 The Council’s Conservation Officer provided a formal comment on the 10 July 2026, considering the impact of the proposal upon the listed building. The following conclusion has been lifted from that report:

*Following receipt of amended plans on 3 July I have changed my recommendation to one of **NO OBJECTION** on the basis that the proposal will not occasion harm to the building’s special character and significance and will satisfy the provisions of Sections 16(2) (LBC only) and 66(1) (FPH only) of the Planning (Listed Buildings and Conservation Areas) Act 1990, the aims of Section 16 of the NPPF, the aims of Policy HE1 of North Hertfordshire Local Plan 2011-2031.*

4.3.5 There is no heritage objection to the erection of a single storey extension subject to the recommended conditions.

4.3.6 I am therefore satisfied that the proposed development complies with Policy HE1 of the Local Plan and Section 16 of the NPPF

4.4 **Conclusion**

4.4.1 I conclude that the proposed works would not harm the listed building's special character, thereby, satisfying 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. Within 6 months of the date of this decision notice, a sample, or details of the roof tiles for the extension shall submitted to and approved in writing by the Local Planning Authority. Thereafter, the extension shall be constructed in accordance with the approved sample / details.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the grade II listed building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Policy HE1 of the Local Plan and to ensure the development is carried out in accordance with details which form the basis of this grant of listed building consent and to address previously unauthorised works.

3. The extension roof shall be constructed with an 'open eaves' (exposed rafter feet)

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 the grade II listed building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Policy HE1 of the Local Plan and to ensure the development is carried out in accordance with details which form the basis of this grant of listed building consent and to address previously unauthorised works.

4. Only the glazed panel with top-hung lights on the north elevation of the existing conservatory shall be reused in the construction of the extension (also north elevation).

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the grade II listed building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Policy HE1 of the Local Plan and to ensure the development is carried out in accordance with details which form the basis of this grant of listed building consent and to address previously unauthorised works

5. Within 6 months of the date of this decision notice, section details (including a 1:1 scale drawing of glazing bars and glazing system) for the new windows shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the windows shall be installed in accordance with the approved details.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the grade II listed building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Policy HE1 of the Local Plan and to ensure the development is carried out in accordance with details which form the basis of this grant of listed building consent and to address previously unauthorised works

6. The new windows on the West Elevation shall be manufactured in timber with flush casements and no trickle vents 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 the grade II listed building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Policy HE1 of the Local Plan and to ensure the development is carried out in accordance with details which form the basis of this grant of listed building consent and to address previously unauthorised works

7. The new doors on the South Elevation shall be manufactured in timber 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 the grade II listed building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Policy HE1 of the Local Plan and to ensure the development is carried out in accordance with details which form the basis of this grant of listed building consent and to address previously

unauthorised works.

Signed  Shaun Greaves Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 21 July 2026	