

DELEGATED FILE NOTE

CASE OFFICER: ...Vicki Wood.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
24/02841/FPH	Single storey rear extension (development already carried out).	5 High Street Barkway Royston Hertfordshire SG8 8EA

Submitted Plan Nos

HUG3576 224603 A134 10 rev D A134 11 rev D A134 12 rev D A134 13 rev D A134 14 rev D A134 15
rev D A134 16 rev D

1.1. **National Planning Policy Framework (2024)**

Section 2 – Achieving sustainable development

Section 12 – Achieving well-designed places

Section 16 – Conserving and enhancing the historic environment

1.2. **North Hertfordshire Local Plan (2011-2031)**

Strategic Policies

Policy SP1 Sustainable development in North Herts

Policy SP9 Sustainable design

Policy SP13 Historic environment

Development Management Policies

Policy D1 Sustainable design

Policy D2 House extensions and replacement dwellings

Policy D3 Protecting living conditions

Policy T1 Assessment of transport matters

Policy T2 Parking

Policy HE1 Designated heritage assets

Policy HE4 Archaeology

2.0 **Relevant Site History**

Concurrent Listed Building Consent application – 24/02842/LBC.

19/01028/DOC - Discharge of Condition 4: All new external brickwork shall be laid in Flemish Bond and details of the external paint colour to this brickwork shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of that part of the alterations hereby approved. (as attached to Listed Building consent reference 18/02966/LBC granted 25/02/2019. Granted.

18/02965/FPH - Single storey rear extension, new roof light windows and erection of garden shed following demolition of existing rear extension and two sheds. Conditional Permission.

18/02966/LBC - Single storey rear extension, new roof light windows and erection of garden shed following demolition of existing rear extension and two sheds with associated ancillary and internal works. Conditional Consent..

Condition 4 attached to the above relates to external brickwork details and reads as follows: *'All new external brickwork shall be laid in Flemish Bond and details of the external paint colour to this brickwork shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of that part of the alterations hereby approved. In the event that the applicant decides not to implement a painted brickwork finish then a sample of panel of facing brickwork including brick type, bond and mortar mix shall be made available for inspection on site and the panel approved in writing by the Local Planning Authority prior to the commencement of the above ground brickwork. Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990.'*

17/04171/FPH - Single storey rear extension, insertion of three rear dormer windows and erection of garden shed following the demolition of existing single storey rear extension and sheds. Conditional Permission.

17/04172/LBC - Single storey rear extension, insertion of three rear dormer windows and internal alterations following the demolition of existing rear additions (as amended by drawings received 14/02/2018). Conditional Consent.

3.0 **Representations**

Press, Site Notice and Neighbour– None received.

Barkway Parish Council – No objection.

NHC Conservation Officer – No objection to use of external brickwork

HCC Historic Environment (Archaeology) – No objection.

4.0 **Planning Considerations**

4.1. **Site and Surroundings**

4.1.1 The site lies on the east side of the High Street and within the Barkway Conservation Area and Area of Archaeological Significance.

4.1.2 The site contains a grade II listed building. The listing is as follows –

"House. Early C19. Red brick. Slate roof. 3:1 bays with lobby entrance. 2 storeys. High rendered plinth. Central on 3 bays are steps up to entrance with a half glazed door, doorcase with roundels at angles and flat hood. Recessed glazing bar sashes with gauged brick flat arched heads, blind opening over entrance. Right bay set back slightly with a bricked up second entrance to far right. Boxed eaves. Ridge stack behind entrance. Later extruded right end stack. Weatherboarding in right gable. Roof sweeps down over lower upper storey to rear. Interior not inspected. From 1884 this house became the Manse to the adjacent Congregational Chapel (not listed). Included for group value."

- 4.1.3 The application site is within the settlement boundary for the village of Barkway where development is generally accepted subject to policy requirements.

4.2. **Proposal**

- 4.2.1 Single storey rear extension (development already carried out).
- 4.2.2 The application has been submitted due to non-compliance with pre-commencement Condition 4 attached to previous approvals. A supporting statement submitted with the application outlines the reason for non-compliance and promotes the positives as to the use of the external brickwork used in the construction of the development. In terms of the development as a whole, the application seeks planning permission for an extension of the dwelling, hosting a pitched roof meeting the existing rear roof slope, resulting in a cat-slide roof. The rear extension is approximately the same depth as the previous flat roofed rear extension which has been demolished. The application also seeks planning permission for the retention of the replacement rear extension projecting along the north boundary, this follows the demolition of an existing extension and attached shed. This part of the works is approximately equal width and depth to the previous extension and hosts a pitched roof with gabled rear elevation. The extensions would host eight roof lights in total, two within the existing roof, and six within the roofs of the extensions.

4.3. **Key Issues**

- 4.3.1 The key issues for consideration are as follows:
- The impact of the development upon the designated heritage assets including the Barkway Conservation Area and grade II listing.
 - The acceptability of the design of the proposed development and its resultant impact on the character and appearance of the locality.
 - The impact that the proposed development would have on the living conditions of neighbouring occupiers.
 - The impact that the proposed development would have on car parking provision in the area.
 - The impact that the development would have on the environment.

Impact on Designated Heritage Assets:

- 4.3.2. Paragraph 212 of the NPPF states '*when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be)...*'
- 4.3.3 *Policy HE1 of the NHC 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 previous rear additions and rear roofline is not of significance to the heritage asset. The additions which have been removed were of poor quality and seem to pre-date the date of the listing of the building.
- 4.3.5 The development improves the appearance of the rear elevation and creates a slightly more functional internal layout.
- 4.3.6 The external brickwork used on extension comprises of an Imperial Soft Red. NHC Conservation Officer raises no objection to the use of the brickwork. No comments are offered in terms of the extension itself, however as the development has received approval relatively recently, it is accepted that this complies with Policy HE1 of the NHC Local Plan and the overarching aims of Section 16 of the NPPF.

Archaeology

- 4.3.7 Given the footprint of the previous and existing additions, it is considered unlikely that the development has resulted in any harm to the archaeological significance of the site.

Design and Appearance:

- 4.3.8 The objectives of the National Planning Policy Framework (NPPF) include those seeking to secure the creation of high quality, beautiful and sustainable buildings and places (Section 12 – Achieving well-designed places). Paragraph 131 of the NPPF states that *“Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable communities”*. In this regard, Policy D1 and D2 of the North Herts Local Plan are consistent with the objectives set out within the NPPF.
- 4.3.9 Policy D1 of the North Herts Local Plan sets out that planning permission will be granted for development proposals that respond positively to the site’s local context, create or enhance the public realm, and reduce energy consumption and waste.
- 4.3.10 Policy D2 of the North Herts Local Plan sets out that planning sets out that planning permission for house extensions will be granted where the extension is sympathetic to the existing house in height, form, proportions, roof type, window details, materials, and the orientation of the main dwelling.
- 4.3.11 Policy D2 goes on to state that *“extensions should not dominate adjoining properties... and that spacing between buildings ensures there is no harm to the character and appearance of the street scene”*.
- 4.3.12 The size of the roof lights and the design of full length glazing along the ground floor rear elevation, is considered to preserve the significance of the heritage asset.
- 4.3.13 The additions are considered to be sympathetic to the existing dwellinghouse in terms of size, height, form, proportions, materials and window detailing. The positioning of the additions to the rear of the two storey host dwelling results in a neutral impact on the surrounding conservation area in terms of character or visual quality. The additions are considered in-keeping with the original building in terms of size, scale and design.

- 4.3.14 The development is considered to comply with Policies D1 and D2 of the NHC Local Plan and the overarching aims of Section 12 of the NPPF.

Impact on Neighbouring Occupiers:

- 4.3.15 The objectives of the NPPF seek to ensure that developments secure a high standard of amenity for existing and future occupiers (Section 12 – Achieving well-designed and beautiful places). This principle is reflected in the provisions set out in Policy D2 and D3 of the North Herts Local Plan.
- 4.3.16 Policy D3 of the North Herts Local Plan sets out that planning permission will be granted for developments proposals which do not cause unacceptable harm to living conditions.
- 4.3.17 By virtue of the existing built form of adjoining premises to the north and south of the dwelling the extensions are not considered to result in harm to the living conditions of the occupiers of adjoining premises.

Highways and Parking:

- 4.3.18 Policy T1 of the North Herts Local Plan states that “*planning permission will be granted provided that... development would not lead to highway safety problems or cause unacceptable impacts upon the highway network*”.
- 4.3.19 Policy T2 states that “*planning permission will be granted provided that... proposal have regard to relevant Supplementary Planning Documents*”.
- 4.3.20 The development does not include an increase in the number of bedrooms, therefore there would be no car parking issues arising from the development.

Environmental Implications:

- 4.3.21 Section 14 of the NPPF sets out how the planning system should support the transition to a low carbon future. The principles set out in Section 14 are reflected in Policy D1 of the North Herts Local Plan, which sets out that development proposal should take all reasonable opportunities to reduce energy consumption and waste, retain existing vegetation and propose new appropriate planting, and future proof for changes in technology and lifestyle.

Biodiversity Net Gain (BNG)

- 4.3.22 This is a householder application which is exempt from BNG legislation defined under article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015.

4.4 Conclusion

- 4.4.1. The development is of a good quality design which preserves the significance of the heritage asset, remains sympathetic to the existing house and respects the living conditions of the occupiers of adjoining premises. As a result, it is considered that the development accords with Policies SP1, SP9, SP13, D1, D2, D3, HE1 and HE4 of the

North Hertfordshire Local Plan 2011-2031 and the National Planning Policy Framework (2024).

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 planning permission be **GRANTED**

Proactive Statement:

Planning permission has been granted for this proposal. Discussion with the applicant to seek an acceptable solution was not necessary in this instance. The Council has therefore acted proactively in line with the requirements of the Framework (paragraph 38) and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015.

Signed  Anne McDonald	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 13 February 2025	