

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
24/02842/LBC	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 16 – Conserving and enhancing the historic environment

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

Strategic Policies

Policy SP13 Historic environment

Development Management Policies

Policy HE1 Designated heritage assets

2.0 **Site History**

Concurrent planning application – 24/02841/FPH.

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 and Site Notice – 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 erection of a replacement rear extension projecting along the north boundary, this follows the demolition of a previous extension and attached shed. The existing addition has approximately equal width and depth to the previous extension, hosting a pitched roof with gabled rear elevation. The extensions 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 previous rear additions and rear roofline were 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.
- 4.3.2 The works improve the appearance of the rear elevation whilst also seeking to create a slightly more functional internal layout.
- 4.3.3 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.
- 4.3.4 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.
- 4.3.5 The significant internal alterations which have taken place when compared with the 2017 consent includes the creation of an open dining area off the kitchen. This has resulted in a structural I-beam to support the first floor. Cross section and structural drawings and details have been submitted to support the internal alteration. It is not considered that the plinth walls which have since been removed were of significance to the historic or architectural importance of the heritage asset, and the structural I-beam would not cause harm to the importance of the asset. The opening through the original rear wall has been reduced from double to single width. As such, on balance, it is considered that the new opening would not harm the significance of the heritage asset.

4.4 Conclusion

- 4.4.1 The development is of a good quality design which preserves the significance of the heritage asset. As a result, it is considered that the development accords with the provisions of Policies SP13 and HE1 of the North Hertfordshire Local Plan 2011-2031 and Section 16 of 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 listed building consent be **GRANTED**

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