

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/01949/FPH	Single storey extension and conservatory with glazed link to garden, removal of existing bay window and existing shed and installation of external air source heat pump together with alterations to existing fenestration to the Old Manor Lodge (as amended by plan received on 09/10/2025).	Old Manor House Shaftenhoe End Bogmoor Road Barley Royston Hertfordshire SG8 8LE

Submitted Plan Nos

580 01 11 580 02 11B 580 01 12 580 02 12A 580 01 13 580 02 13A 580 02 14 580 02 14B 580 02 15A
580 01 00B

1.0 Policies

1.1. National Planning Policy Framework (2024)

Section 2 Achieving sustainable development

Section 12 Achieving well-designed places

Section 14 Meeting the challenge of climate change, flooding and coastal change

Section 16 Conserving and enhancing the historic environment

1.2. North Hertfordshire Local Plan (2011-2031)

Strategic Policies

Policy SP1 Sustainable development in North Hertfordshire

Policy SP5 Countryside and Green Belt

Policy SP9 Sustainable design

Policy SP13 Historic environment

Development Management Policies

Policy CGB1 Rural Areas beyond the Green Belt

Policy CGB4 Existing buildings in the Rural Area beyond the Green Belt

Policy D1 Sustainable design

Policy D2 House extensions and replacement dwellings

Policy D3 Protecting living conditions

Policy HE1 Designated heritage assets

Policy T2 Parking

2.0 Relevant Site History

2.1 08/01801/1LB - Demolition of existing barn. Alterations to existing carport to provide garage and laundry room. Erection of 2m high brick wall. Conditional Consent.

2.2 08/01800/1 - Erection of curtilage building to provide ancillary staff accommodation following demolition of existing barn. Alterations to existing car port to provide garage and laundry room. Erection of 2m high brick wall. Conditional Permission.

3.0 Representations

- 3.1 **Press, Site and Neighbour Consultation** – None received.
- 3.2 **Barley Parish Council** – No objection subject to relevant bat protection.
- 3.3 **Ecology Officer** – No objection subject to condition regarding appropriate licence/statement prior to works commencing on site.
- 3.4 **Conservation Officer** – No objection.
- 3.5 **Environmental Health (Noise)** – No objection.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

- 4.1.1 The site lies to the southeast of the village of Barley and comprises of The Old Manor House and Lodge. The Old Manor House being a grade II listed building whilst the Lodge is not considered to be curtilage listed or listed in its own right. There are several other listed buildings within this small cluster of former agrarian buildings all now converted to residential, namely The Tythe Barn to the south of the Lodge and direct east of The Old Manor House, Willow Barn to the west and Brunel's Barn to the south of the Lodge. Crown House lies to the east of the shared entrance fronting Bogmoor Road, which provides access to all of the above-mentioned properties.
- 4.1.2 The Rural Area beyond the Green Belt applies to the site in terms of planning policy.

4.2 **Proposal**

- 4.2.1 Single storey extension and conservatory with glazed link to garden, removal of existing bay window and existing shed and installation of external air source heat pump together with alterations to existing fenestration to the Old Manor Lodge (as amended by plan received on 09/10/2025).
- 4.2.2 The application has been amended to include a revised location and site plan which shows the property within the same curtilage as The Old Manor House.
- 4.2.3 The application is accompanied by a Heritage Assessment, Design and Access Statement (DAS), Preliminary Roost Assessment and Bat Emergence and Re-Entry Surveys.

4.3 **Key Issues**

- 4.3.1 The key issues for consideration are as follows:
 - Whether the proposed development would be inappropriate development in the Rural Area beyond the Green Belt for the purposes of the National Planning Policy and Local Development Plan.
 - The acceptability of the design of the proposed development and its resultant impact on the listed building.
 - The impact the proposed development would have on the character and appearance of the property and the surrounding area.

- The impact that the proposed development would have on car parking provision in the area.
- The impact that the proposed development would have on the living conditions of nearby neighbouring properties.

Principle of Development in the Rural Area beyond the Green Belt

- 4.3.2 The site lies outside of any defined settlement boundary and is designated as Rural Area beyond the Green Belt within the Local Plan, where there is a general presumption against development. Policy CGB1 sets out broad typologies of development considered acceptable, one of which is d) Relates to an existing rural building. Policy CGB4 sets out similar typologies of development considered acceptable, one of which is c) The resultant buildings(s) do not have a materially greater impact on the openness, purposes or general policy aims of the Rural Area beyond the Green belt than the original building(s). Both Policies CGB1 and CGB4 are subject to meeting the requirements of other relevant planning policies.
- 4.3.3 I consider the proposed development to be minor and would not be contrary to the aims of acceptable development in the Rural Area beyond the Green Belt for reasons of being related to an existing rural building where the size and scale would be subordinate to the main building. I therefore consider the proposal acceptable in principle.

Design

- 4.3.4 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 to communities”*. In this regard, Policy D1 and D2 of the Local Plan are consistent with the objectives set out within the NPPF.
- 4.3.5 The proposed development would see a new, large opening formed in the existing north elevation of the dwelling. This opening would provide for an extension including a conservatory in order to provide additional habitable accommodation and would provide direct access to the rear garden which is currently only accessed from a side gate. The design shows a fully glazed link between the existing dwelling and the extension in the form of a conservatory prior to leading to a proposed extension. By creating a fully glazed link at the point between the existing dwelling and the proposed extension, this would allow for visibility back to the existing northern elevation of the Lodge. The proposed extension would be set under asymmetrical gabled roof. The roof covering would be standing seam zinc which would pick up on the rolled lead used other aspects of the main dwelling. The proposed materials for the external walls would be vertical hung charred larch which are considered an acceptable material given its presence to the dwelling's southern elevation and gable ends and as the Conservation Officer states *‘is a subtle contemporary reinterpretation of the horizontally clad timber weatherboarding used historically on the foldyard buildings...’*.
- 4.3.6 There would be no harm to the street scene or to the character and appearance of this rural area due to the setback nature and screening of the development.

- 4.3.7 I am satisfied that the proposed development would be a contemporary addition to the dwelling whilst remaining sympathetic to the existing dwelling and is in accordance with Policies D1 of the Local Plan and Section 12 of the NPPF.

Impact on Heritage Assets

- 4.3.8 Section 16 of the NPPF sets out guidance relating to sustaining and enhancing heritage assets. In this regard, Policy HE1 of the Local Plan is consistent with the NPPF.
- 4.3.9 When considering the impact of proposed development on the significance of a designated heritage asset (in this case the Listed Building(s)), the NPPF notes that great weight should be given to the asset's conservation; the more important the asset, the greater the weight should be.
- 4.3.10 The Conservation Officer in his comments makes reference to former conservation comments made under reference 09/01800/1 in which states '*In my professional view, it is appropriate, since this is a completely new building, for it to introduce a contemporary appearance with new architectural features so that these identify its new contribution to the site*'. In considering the matters submitted in the Heritage Assessment submitted to accompany the application, I agree with the Conservation Officer and concur that The Lodge contributes towards significant via setting to The Old Manor House, but only to a negligible degree.
- 4.3.11 I am satisfied that the proposed development is acceptable and in accordance with Policy HE1 of the Local Plan and Section 16 of the NPPF.

Impact on Neighbouring Properties:

- 4.3.12 A core planning principle set out in the NPPF is to always seek to secure a good standard of amenity for all existing and future occupants of land and buildings. This principle is reflected in the provisions of Policy D3 of the Local Plan.
- 4.3.13 No objections have been received and given the orientation and position of the dwelling and subsequent proposed development, I do not consider the proposal to harm existing residential amenity.
- 4.3.14 I am satisfied that the proposal is in accordance with Policy D3 of the Local Plan and Section 12 of the NPPF.

Highways and Parking:

- 4.3.15 The dwelling is served by sufficient off-street parking spaces which would not be affected by the proposed development and is therefore considered to be in accordance with Policy T2 of the Local Plan.

Biodiversity Net Gain (BNG)

- 4.3.16 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.

Environmental Implications:

- 4.3.17 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 Local Plan, which sets out that development proposals 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.
- 4.3.18 In my view, the proposed development would be unlikely to have any significant implications for the local environment in terms of carbon emissions and therefore would be generally in accordance with Policy D1 of the Local Plan and Section 14 of the NPPF.

4.4 **Conclusion**

- 4.4.1 The proposed development is considered acceptable and in accordance with Policies SP1, SP5, SP9, SP13, CGB1, CGB4, D1, D2, D3 and HE1 of the North Hertfordshire Local Plan 2011-2031 and Sections 2, 12, 14 and 16 of the NPPF.

4.5 **Alternative Options**

- 4.5.1 N/A

4.6 **Pre-Commencement Conditions**

- 4.6.1 The agent has agreed to a condition regarding the need to obtain a licence from Natural England or provide a statement which confirms a licence is not required in relation to the impact of the development on the bat population.

5.0 **Recommendation**

- 5.1 That planning permission be **GRANTED** subject to the following conditions:

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development 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 development is carried out in accordance with details which form the basis of this grant of permission.

3. No works are in any circumstances to commence unless the local planning authority has been provided with either:
1. a licence issued by Natural England authorizing the specified activity/development to go ahead; or 2. a statement in writing from a suitably qualified ecologist to the effect that it does not consider that the specified activity/development will require a licence.

Reason: To ensure that works do not result in adverse impacts to protected species.
LP Policy NE4.

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: 20 November 2025	