

DELEGATED FILE NOTE

CASE OFFICER: ...Tricia Craggs.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/00436/LBC	Replacement of existing wooden barn garage doors to galvanised steel with a polyester-primer and wood grain finish in jet black to match existing barn	1 Westbury Farm Close Offley Hitchin Hertfordshire SG5 3FL

Submitted Plan Nos

Location Plan WFC 101 WFC 102

1.0 Policies

HE1	Designated heritage assets
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2.0 **Site History**

2.1 Relevant planning history is the following`:

03/01247/1LB – Installation of two pairs of garage doors – Conditional Consent

3.0 **Policies**

3.1 Section 16: Conserving and enhancing the historic environment of the National Planning Policy Framework (July 2021). Relevant paragraph numbers at Section 16 are as follows: 197, 199, 200 and 202.

Policy HE1 of the North Hertfordshire Local Plan 2011-2031.

4.0 **Representations**

4.1 **Offley Parish Council** – No comment.

Press & site notices – No comments received.

5.0 **Planning Considerations**

5.1 **Site and Surroundings**

5.1.1 1 Westbury Farm Close is a grade II listed building located in the Offley Conservation Area.

The list entry is as follows:

OFFLEY LUTON ROAD TL 1427 (West side) Great Offley

12/115 South range of farm - buildings at Westbury Farm, running from Westbury House to road

GV II

Farm buildings. C17 and early C19. Timber frame on brick sills, dark weatherboarded, with steep slated roofs, roof of N barn half-hipped. An irregular range generally facing E consisting of an L-shaped barn at N adjoining the outbuildings of Westbury House, and extending to S as a stable. Adjoining this to S a C19 open fronted cartshed of 3 bays with higher

and deeper S bay. Linked to rear corner of the latter is a 4-bays open-fronted similar building with S gable next the road. Included for group value.

Listing NGR: TL1412527072

5.2 **Proposal**

5.2.1 ***Replacement of existing wooden barn garage doors to galvanised steel with a polyester-primer and wood grain finish in jet black to match existing barn***

5.3 **Key Issues**

5.3.1 The main issue is to consider the impact of the works on the special character of the listed building and upon the Offley Conservation Area.

5.3.2 The current garage doors were installed in 2019 to enclose these two open areas and therefore there is no loss of historic fabric of significance.

5.3.3 The proposed sectional garage are horizontal slats and will be finished in wood effect and painted black which is considered to be sympathetic to this barn complex.

Impact on the listed building and the character of the conservation area.

5.3.4 The new doors are considered to sympathetic to the listed building and the overall of appearance of the converted barn complex.

5.3.5 The location of the new doors will be visible from the public domain, but their appearance is not considered to have a harmful impact on the character on the conservation for reasons stated in 5.3.3.

5.4 **Alternative Options**

5.4.1 None.

5.5 **Pre-Commencement Conditions**

5.5.1 None applicable.

5.6 **Conclusion**

5.6.1 It is considered that the proposal will not occasion harm to the listed building's special character or harm the character or appearance of the Offley Conservation Area. The proposal, thereby, satisfies the provisions of Sections 16(2) and 72(1) 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.

6.0 **Recommendation**

6.1 I recommend that listed building consent be **GRANTED**.

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.

Signed  Shaun Greaves Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 12 June 2025	