

CONSERVATION TEAM CONSULTATION APPLICATION RESPONSE

APPLICATION REF:	26/00318/FP
CASE OFFICER:	TH
APPLICATION SITE:	Barn to the west of Lordship Farmhouse, Pirton Road, Holwell, Hertfordshire
DESCRIPTION OF WORKS:	Conversion of a grade II listed building and associated curtilage listed building to two semi-detached residential dwellings (1 x 3-bed and 1 x 4-bed) including demolition of modern extension and replacement single storey extension. Erection of four detached and semi-detached dwellings (4 x 4 bed); four bay cart shed for covered parking; associated parking and gardens; and minor alteration to existing vehicular access and partial widening of access road following demolition of existing structures (as amended by plans rec'd 2 June 2026).

RECOMMENDATION:

I raise **NO OBJECTION** on the basis that the proposal will satisfy the provisions of Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and the aims of Section 16 of the NPPF and Policy HE1 of the North Hertfordshire Local Plan 2011-2031.

SHORT SUMMARY:

Impact on listed building's special character and its setting

Whilst the alterations will impact upon the special character of both buildings, the interventions are generally quite modest with minimal impact upon historic fabric. The proposal will ensure the long-term use of these buildings, the setting of which will be impacted upon by the new build but is considered a better overall arrangement when compared with the scheme approved under ref: 22/01842/FP.

Harm, preserve or enhance.

Although it may be considered that the scheme will result in a small amount of less than substantial harm, the proposal will secure an optimal viable use for the listed building, positively outweighing the harm.

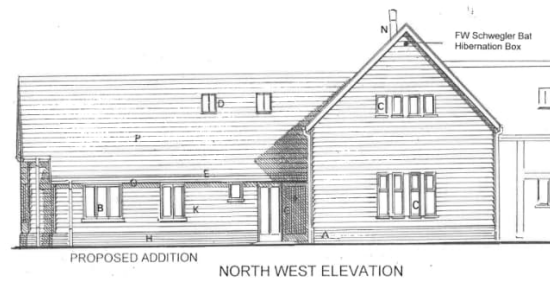
DETAILED ANALYSIS AND CONSIDERATIONS:

I previously commented on 9 April 2026.

Barn conversion

The asymmetrical wider gable, first floor glazed doors and Juliet balcony have been omitted from the Northeast Elevation which is a positive. Furthermore, the ground floor fenestration to the main barn has also been adjusted in line with officer advice. Setting the lean-to section back from the gable end works well and no objection is raised to the

Northwest Elevation which also includes adjustments to the first-floor windows in the main gable.



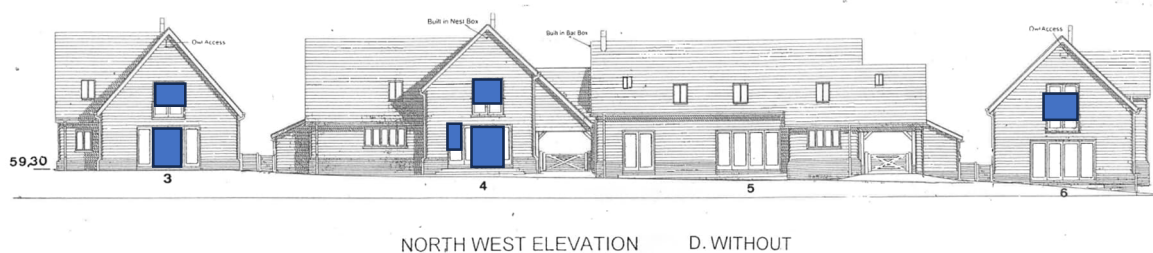
I previously suggested that ledged-and-braced doors would work better on the Southwest Elevation and that is what is now shown and are acceptable.

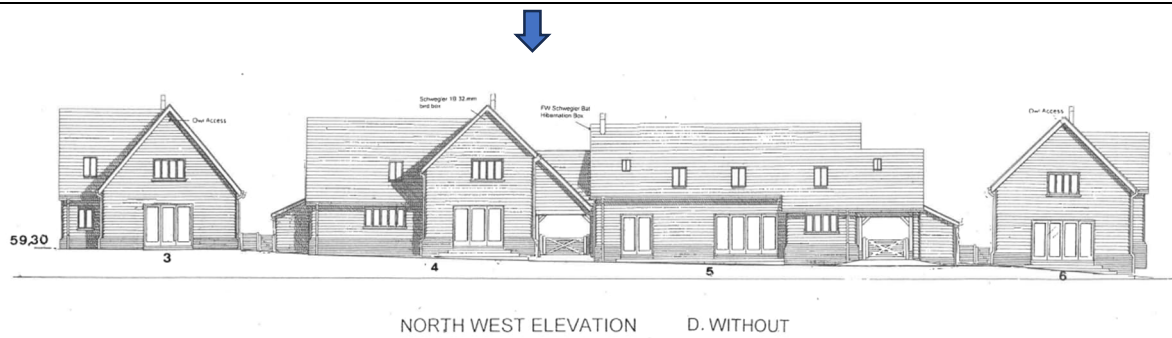


As previously stated, I raise no objection to the fenestration for the Southeast Elevation but I raised a query regarding the height of the boundary wall delineating the boundary with Lordship Farmhouse. I am prepared to accept a slight increase in height for most of its length and then stepping up further to more fully enclose the small outside space to House 2. This doesn't appear in elevation but one of my draft conditions addresses this.

New Build

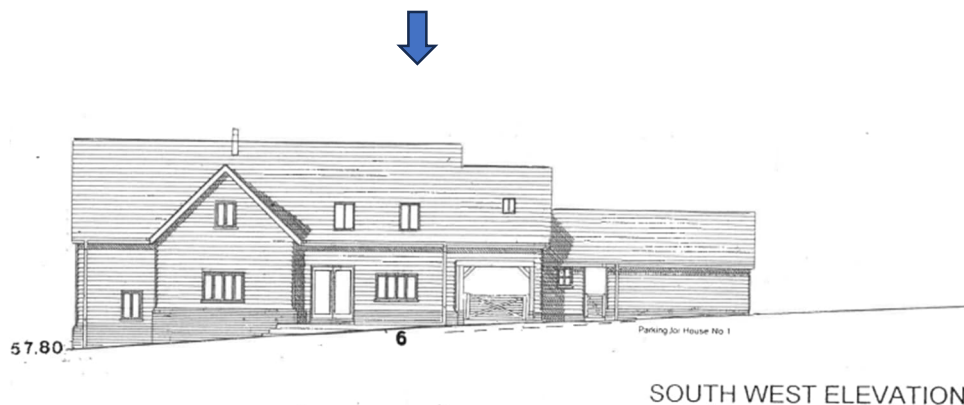
I previously stated that I was unconvinced that the three sets of first-floor glazed doors with Juliet balconies to the Northwest Elevation (the right-hand one also having a fanlight over) are sympathetic to the overall design concept. I am happier with the fenestration now shown below.





Generally where cross-braced doors were previously shown these have been changed to ledged-and-braced which I consider a better detail and is supported.

The last point I previously raised was in relation to the rear projection to Unit 6 which relates to the most public view of what would be the new development as viewed from the driveway. I suggested the narrow, tall gable is perhaps widened and the eaves height reduced to appear less domestic. This has now been achieved, and which is considered better and unobjectionable.



Suggested conditions

The conditions below are the heritage-based ones I advised on under ref: 22/01842/FP with a few minor adjustments.

- All new buildings shall have 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 preserving the setting of the listed barn and curtilage-listed outbuilding under Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

- A sample of the new slate for the roofs of Units 3 and 6 shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of

that part of the development hereby approved. Thereafter the roofs shall be completed in accordance with the approved details.

Reason: To ensure that special regard is paid to preserving the setting of the listed barn and curtilage-listed outbuilding under Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

- A sample of the handmade clay tiles for the roofs of Units 4 and 5 and the carport building shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of that part of the development hereby approved. Thereafter the roofs shall be completed in accordance with the approved details.

Reason: To ensure that special regard is paid to preserving the setting of the listed barn and curtilage-listed outbuilding under Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

- All new windows, external doors and frames to glazed screens shall be constructed in timber unless otherwise agreed and approved in writing by the Local Planning Authority and the external finish thereof shall be submitted to and approved in writing by the Local Planning Authority prior to the installation of the new windows, external doors and frames to glazed screens. Thereafter the external finishes shall be completed in accordance with the approved details.

Reason: To ensure that special regard is paid to preserving the setting of the listed barn and curtilage-listed outbuilding under Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

- Full details (including bond and copings) of the proposed boundary wall to the east of Unit 1 shall be submitted to and approved in writing by the Local Planning Authority prior to the construction of the walls hereby approved. Thereafter the wall shall be completed in accordance with the approved details.

Reason: To ensure that special regard is paid to preserving the setting of the listed barn and grade II listed farmhouse under Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

- A sample of the brick to be used for all facing brickwork to the new build units and carport building and the construction of the boundary walls shall be submitted to and approved in writing by the Local Planning Authority prior to the construction of the walls hereby approved. Thereafter the brickwork shall be completed in accordance with the approved sample.

Reason: To ensure that special regard is paid to preserving the setting of the listed barn and grade II listed farmhouse under Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

- All new rainwater goods shall either be black-painted metal or black cast-iron effect unless otherwise agreed and approved in writing by the Local Planning Authority.

Reason: To ensure that special regard is paid to preserving the setting of the listed barn and curtilage-listed outbuilding under Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

HERITAGE POLICY ASSESSMENT:

Planning (Listed Building and Conservation Areas) Act 1990:
Section 66(1)

North Hertfordshire Local Plan 2011-2031:
Policy HE1

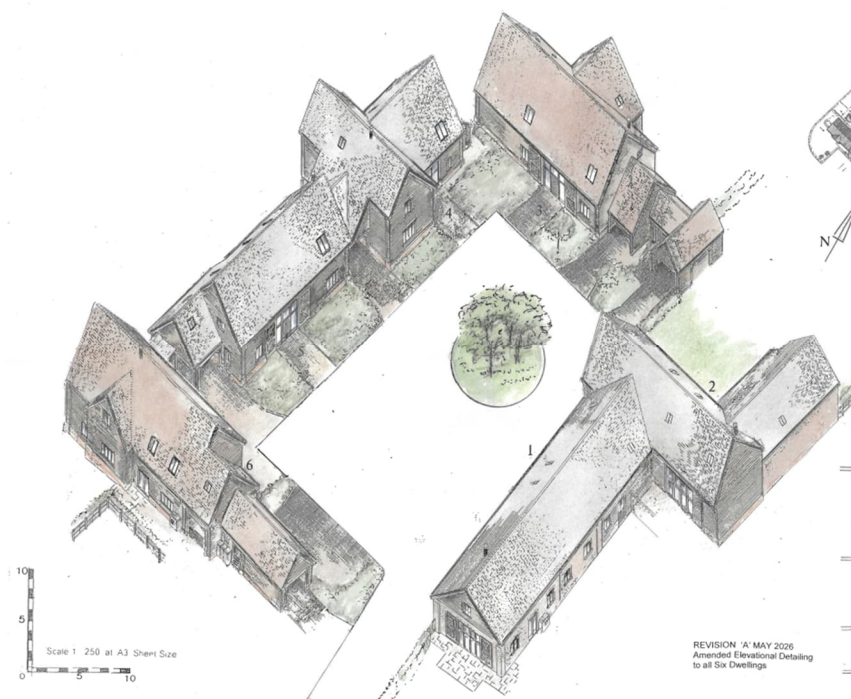
NPPF (December 2024):

The following paragraphs are relevant:

- **135 c)** (*sympathetic to local character and history, including the surrounding built environment*),
- **207** (*local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting*)
- **210** (*desirability of new development making a positive contribution to local character and distinctiveness*),
- **212** (*great weight should be given to the asset's conservation*),
- **213** (*clear and convincing justification*), and
- **215** (*harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use*).

CONCLUSION:

The applicant has responded positively to suggested changes which although maybe considered relatively modest, it is considered that they improve the scheme overall.



Subject to the above conditions, I find this proposal **UNOBJECTIONABLE**.

OFFICER: Mark Simmons

DATE: 13/07/2026