

CONSERVATION TEAM CONSULTATION APPLICATION RESPONSE

APPLICATION REF:	26/00319/LBC
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 building to create two semi-detached dwellings (1 x 3 bed and 1 x 4 bed) including demolition of modern extension and replacement single storey extension. Internal and external alterations (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 16(2) 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:

First, I reiterate that several plans do not need to form part of the plan series for this application as these relate to new build: **W306A, W307A, W317A, W318A, W319A, W320A, W321A, W322A, W323A, W324A, W325A, W326A, W327A, W328A, W329A and W330A.**

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 considered under ref: 26/00318/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 this 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.

Suggested conditions

The conditions below are those used under ref: 22/01843/LBC.

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.

2. Prior to the replacement of any part of the timber frame forming part of the listed barn and curtilage-listed outbuilding, the extent of works and confirmation of the type of material to be used, shall be submitted to and approved in writing by the Local Planning Authority prior to the frame replacements being introduced.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the listed barn under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

3. Notwithstanding the fact that both the listed barn and curtilage-listed outbuilding have existing slate roofs and that drawing no. PL-08 refers to 'Roof tiles to closely match existing in colour and appearance', the roofs of both buildings shall be covered with natural slate and any shortfall made up from slates to match, unless otherwise agreed and approved in writing by the Local Planning Authority.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the listed barn and curtilage-listed outbuilding under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

4. A sample of the brick to be used to construct the plinth to the listed barn (Unit 2) shall be submitted to and approved in writing by the Local Planning Authority prior to the construction of the plinth hereby approved.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the listed barn under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

5. All new windows, external doors, and frames to glazed screens at Units 1 and 2 shall be constructed in timber unless otherwise agreed and approved in writing by the Local Planning Authority.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the listed barn and curtilage-listed outbuilding under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

6. Full details of all insulation systems to external walls and roofs shall be submitted to and approved in writing by the Local Planning Authority prior to the installation of the insulation.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the listed barn and curtilage-listed outbuilding under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

7. 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 16(2)

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:

I find this amended proposal **UNOBJECTIONABLE**.

OFFICER: Mark Simmons

DATE: 13/07/2026