

DELEGATED FILE NOTE

CASE OFFICER: ...Tom Rea.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/01540/LBC	Extension and conversion of the existing barn into a four bedroom dwelling with associated landscaping, following demolition of non-original stable extension, car port and lean-to structure. Internal and external alterations. (as amended by drawing nos. 300-Pr; 301-Pr; 302-Pr; 303-Pr; 310-Pr; 311-Pr; 312-Pr; 313-Pr; 314-Pr; _ 315-Pr received 3rd October 2025	Holborn Farm Dane End Therfield Royston Hertfordshire SG8 9RH

Submitted Plan Nos

Arboricultural Impact Assessment - Rev F 100 101 200 201 210 211 212 300-Pr 301-Pr 302-Pr 303-Pr 310-Pr 311-Pr 312-Pr 313-Pr 314-Pr 315-Pr

1.0 **Policies**

1.0 **Site History**

- 1.1 23/01220/FP: Conversion of existing barn into one 4-bed dwelling including extensions, detached car port, widening of existing vehicular access, associated landscaping and parking following demolition of existing stable extension, car port and lean-to structure. (as amended by plan nos 301_R1, 302_R2, 3010_R1 _ 313_R1, 304 PR R2 (P3); 303 PR (R1); 300 PR R2 (P3); 100 R2 (P3)) Granted 12.04.24
- 1.2 23/01221/LBC: Conversion to existing barn into one 4-bed dwelling including extensions, detached car port, widening of existing vehicular access, associated landscaping and parking following demolition of existing stable extension, car port and lean-to structure Granted listed building consent 12.04.24

The above permissions have not been implemented but are still extant.

2.0 **Policies**

2.1 North Hertfordshire Local Plan 2011 – 2031

Policy SP1: Sustainable Development in North Hertfordshire

Policy SP13: Historic Environment

Policy D1: Sustainable Design

Policy HE3: Non-designated heritage assets Policy HE4: Archaeology

2.2 **National Planning Policy Framework (December 2024)**

Section 2: Achieving sustainable development

Section 5: Delivering a sufficient supply of homes

Section 8: Promoting healthy and safe communities

Section 9: Promoting sustainable transport

Section 11: Making effective use of land

Section 12: Achieving well-designed places

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

Section 15: Conserving and enhancing the natural environment

Section 16: Conserving and enhancing the historic environment

Neighbourhood Plan

There is no 'made' Neighbourhood Plan for Therfield Parish

3.0 Representations

3.1 Therfield Parish Council : No response

3.5 NHDC Conservation officer: Comments in relation to amended plans - Advises no objection recommendation. Advises that this is a case where the scheme will enable the heritage asset to be used in a manner that secures its conservation and preserves its significance (part a, Policy HE1 of NHLP) and where the less than substantial harm identified will serve to secure the asset's optimum viable use (part c, HE1 of NHLP).

3.10 Site Notice / Adjoining occupiers: No responses received

4.0 Planning Considerations

4.1 Site and Surroundings

4.1.1 The application site is situated on the east side of Dane End within the grounds of Holborn Farm House, a Grade II listed building. The site consists of a Grade II listed barn and associated extensions and hardsurfaced area located immediately to the south of Holborn Farm House.

4.1.2 The site is not located within a Conservation Area but is within the Rural Area Beyond the Green Belt. The site is located approximately 1500m to the southeast of Therfield village centre and similar distance from the village of Reed.

4.1.3 The site is partially within Flood Zone 3 due to the proximity of a watercourse on the opposite side of Dane End to the application site.

4.2 Proposal

4.2.1 The proposals, as amended, are for Listed Building Consent for the conversion of one barn to a dwelling house including the demolition of adjoining outbuildings at Holborn Barn, Holborn Farm.

4.2.2 The proposals include the demolition of adjoining buildings to the listed barn and the construction of three single storey extensions attached to the north elevation and south elevation of the barn. Vehicular access would be via the existing access onto Dane End

shared with Holborn Farmhouse. The total proposed footprint of the development would be 432 sq metres with a net footprint reduction across the site of 16 sq metres.

4.2.3 The proposed dwelling would comprise 4 bedrooms, living area, kitchen/dining room and bathroom. The barn would have its own residential curtilage including garden area created to the east and south. The front car port extension would provide parking for several cars.

4.2.4 The proposed external materials for the barn conversion and extension are as follows:

- ☐ Clay plain tiled roof – refurbished
- ☐ Black painted timber cladding – refurbished and replaced where required
- ☐ Red brick – repointed in lime mortar and refurbished where required
- ☐ Timber framing
- ☐ Black corrugated metal cladding and black cappings
- ☐ Aluminium framed glazing

4.2.5 The application is supported by the following documents: -

- ☐ Planning Statement
- ☐ Design and access statement
- ☐ Heritage Impact Assessment

4.3 **Key Issues**

4.3.1 The key issues for consideration are as follows:

- ☐ The Impact on Designated Heritage Assets
- ☐ Design considerations

4.3.3 The impact on designated heritage assets

4.3.4 The heritage assets affected by this proposal are the barn itself (Grade II listed) and the adjacent Holborn Farmhouse (Grade II listed). The application is accompanied by a heritage statement and impact assessment.

4.3.5 The Heritage assessment sets out the historical significance of the barn to be converted and extended describing its evolution from a 5-bay threshing barn with further bays added due to increasing grain production on the farm. The requirements of the working farm necessitated further additions in the form of stables and shelter shed and lean-to. The barn has been greatly altered but large amounts of the eighteenth-century timber frame survive. The overall historical interest is given as moderate with low to moderate archaeological interest.

4.3.6 The assessment sets out the detailed proposals for the barn conversion and extension highlighting which parts of the barn have high significance (to be retained) and those parts which have low or neutral significance (to be removed). A full table is included in the assessment showing which elements are classed as minor and moderate positive

and those proposals which are minor detrimental or neutral. Overall the principle and the detail design of the conversion and extension of the barn for residential use is considered consistent with good conservation practice.

- 4.3.7 The proposed development has been significantly revised following the first appraisal by the Council's Senior Conservation on the originally submitted scheme. The main element that was considered unacceptable was a two-storey replacement wing to the north elevation of the historic barn facing Dane End.
- 4.3.8 The applicant has responded to the Conservation officer's concerns reducing the car port wing and glazed link to single storey, simplifying the external elevations to produce a more agrarian appearance and several other amendments to secure a less domesticated appearance throughout the scheme.
- 4.3.9 The Conservation officer now raises no objections to the scheme and are summarised as follows:

*'Although there would be a small amount of harm occasioned to the barn by reason of alterations, extensions and change of use, the amended scheme is considered overall to be a sensitive yet contemporary handling of the host building. Whilst not fully compliant with Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, paragraph 215 of the NPPF states that harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use. This is a case where the scheme will enable the heritage asset to be used in a manner that secures its conservation and preserves its significance (part a, Policy HE1 of NHLP) and where the less than substantial harm identified will serve to secure the asset's optimum viable use (part c, HE1 of NHLP). Thus, I raise **NO OBJECTION**'.*

- 4.3.10 In summary the Conservation officer supports the proposals subject to conditions on matters of details such as materials and landscaping. The development is therefore acceptable in heritage terms.

4.3.11 Design considerations

- 4.3.12 Policy D1 of the Local Plan states that planning permission will be granted for development proposals that respond positively to the sites local context and create or enhance the public realm. Policy SP9 of the Local Plan further considers that new development will be supported where it is well designed and located and responds positively to its local context.
- 4.3.13 The proposal would result in the removal of non-original features attached to the historic barn and provide a sensitive refurbishment of the internal spaces maintaining where possible original spaces and timber framing. The new northern wings (including garaging are single storey with low roofs designed to be subservient to the host building respecting its original agricultural use and courtyard setting. The original form of the

listed building would still be clearly legible and enhanced. A combination of traditional and contemporary materials is proposed with the aim of creating a dwelling that compliments the vernacular of the listed building and sensitively differentiates old from new.

- 4.3.14 The barn is prominent in views from Dane End however the sensitive conversion and extension works will enhance its setting and maintain the rural character of the lane. Works to the exiting access are limited with only minor cutting back of the hedgerow to achieve adequate sightlines. The proposed development is therefore considered to respond positively to local context, in accordance with Policies SP9 and D1 of the Local Plan.

4.3.15 **Conclusion**

- 4.3.16 The proposal would conserve a heritage asset (i.e. the Grade II listed barn) and secure its long-term future in conformity with Policy HE1 of the Local Plan and the guidance set out in Section 16 of the NPPF.
- 4.3.17 The dwelling has been designed with a mix of traditional and contemporary features which respect the historic setting of the barn and the setting of the nearby Farm House and also has regard to the rural setting of the area. As such, the proposal is deemed in accordance with Policies SP9 of the Local Plan and Section 16 of the NPPF. This should be given moderate weight.

Alternative Options

None applicable

Pre-Commencement Conditions

I can confirm that the applicant agrees with the pre-commencement conditions that are proposed.

5.0 **Recommendation**

- 5.1 That listed building consent be **GRANTED** subject to the following conditions:

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. 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. All existing clay pantiles capable of reuse shall be stored on site and used in the re-roofing of the main barn unless otherwise agreed and approved in writing by the Local Planning Authority. In addition, details and/or samples of clay pantiles to make up any shortfall shall be submitted to and approved in writing by the Local Planning Authority before the re-roofing commences. Thereafter only salvaged tiles or the approved alternative shall be used on the re-roofing.

Reason: To ensure that the development will have an acceptable appearance which does not detract from the appearance and character of the surrounding area and to comply with Policy D1 of the North Hertfordshire Local Plan 2011 to 2031.

4. Notwithstanding approved drawing no. 313-Pr Elevation-West Rev P2, further details of the brick type and bond to the triple carport shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of that part of the development hereby consented. Thereafter, the brickwork shall be completed in accordance with the approved details.

Reason: To ensure that the development will have an acceptable appearance which does not detract from the appearance and character of the surrounding area and to comply with Policy D1 of the North Hertfordshire Local Plan 2011 to 2031.

5. Details of all structural works to the barn's envelope shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development. Thereafter the structural works shall be undertaken in accordance with the approved details.

Reason: To safeguard the character and appearance of the listed building to which this consent relates and to comply with Policies SP13 and HE1 of the North Hertfordshire Local Plan 2011 to 2031.

6. The method of external insulation to include materials to be used, hereby granted planning permission, shall be submitted to and agreed, in writing, by the Local Planning Authority before any works are commenced. The development shall be carried out in accordance with the approved details.

Reason: To safeguard the character and appearance of the listed building to which this consent relates and to comply with Policies SP13 and HE1 of the North Hertfordshire Local Plan 2011 to 2031

7. Prior to the commencement of the development hereby permitted full details of the new floor in the listed barn including final surface finish shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: To safeguard the character and appearance of the listed building to which this consent relates and to comply with Policies SP13 and HE1 of the North Hertfordshire Local Plan 2011 to 2031

8. Notwithstanding the detail show on the submitted drawings further details of shutter doors to the primary entrance on the North Elevation shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of works. The development shall be carried out in accordance with the approved details.

Reason: To safeguard the character and appearance of the listed building to which this consent relates and to comply with Policies SP13 and HE1 of the North Hertfordshire Local Plan 2011 to 2031

9. No development to which this consent relates shall commence until an appropriate programme of historic building recording and analysis has been secured and implemented in accordance with a written scheme of investigation which has been submitted to and approved in writing by the local planning authority. The development shall be carried out at all times in strict accordance with the approved scheme, or such other details as may be subsequently agreed in writing by the Local Planning Authority.

Reason: To ensure that an appropriate record is made of the historic building fabric that may be affected by the development

Signed  Anne McDonald Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 10 November 2025	