

The Stables rear of 44 High Street, Barkway, Royston, Hertfordshire, SG8 8EE

History and Context:

The application site was approved (20/02956/FP) for Erection of one detached 3-bed bungalow following removal of existing stables and outbuildings (as amended by plans received 27/04/21).

The construction of the bungalow commenced in the summer of 2024 and before the expiration of the 3-year condition.

It should be noted, that the previous planning application (20/02956/FP) approved the removal of existing stables and outbuildings with provision for 4 car-parking spaces.

The current proposal seeks to replace the approved 4 car-parking spaces with a 4-space timber framed cart- lodge and garage.

The previous application considered, Relevant Policies LP7 - Selected Villages Beyond the Green Belt, LP16 Areas of Archaeological Significance, LP26 Housing Proposals, SECN5 Delivering sufficient supply of homes, SECN11 Making effective use of land, SECN12 Achieving well-designed places, SECN14 Meeting climate change ,coastal, flooding, SECN15 Conserve + enhance natural environment, SECN16 Conserve + enhance historic environment, XSP2 Settlement Hierarchy, XT2 Parking, XD1 Sustainable Design, XD3 Protecting Living Conditions, XD4 Air Quality XHE1 Designated Heritage Assets, XHE4 Archaeology.

Site History:

20/00399/PRE – Advice given, including advice from the Conservation Officer

20/02956/FP – current approval for Erection of one detached 3-bed bungalow following removal of existing stables and outbuildings (as amended by plans received 27/04/21).

Previous Consultations:

Highways Authority – No objections. Recommended informatives

Hertfordshire Ecology -Advised that a Preliminary Roost Assessment be carried out prior to determination.
The Bat roost survey has been updated and is submitted with this application

Environmental Health (Noise and other nuisance) – No objections. Recommended informatives regarding demolition and construction phase (including asbestos survey).

Environmental Health (Air quality) - No objections and recommended electric vehicle recharging condition and informative.

Environmental Health (Land contamination) – Recommended standard land contamination condition.

Historic Environment (Archaeology) – Considered that the previous scheme in this *“instance, we consider that the development is unlikely to have a significant impact on heritage assets of archaeological interest, and we have no comment to make upon the proposal.”*

Waste Management – no changes are proposed. *“no issue from waste collections.”*

Barkway Parish Council – Raised No objections to the previous application.

Neighbours – made representations which were not considered to be detrimental to the approval

Planning Considerations:

Site and Surroundings:

The site of the proposed cart lodge garage is to the rear of 44 High Street and shares its access with the previously approved property. The site is within the Selected Village boundary and falls within the Conservation Area. The site was previously significantly covered by stables, storage outbuildings and a greenhouse that used to form part of a stud and formed part of the garden No 44 – **the rear site has been approved for the construction of a new bungalow, including demolition of the stable garage block.**

Principle of Development:

There was no objection in principle of demolition of the outbuildings and construction of a replacement bungalow, given that the site is within the Selected Village Boundary in the Saved and Emerging Local Plans.

The bungalow associated with this application is constructed on what was considered a “unique site”, that was largely covered by stable/outbuildings rather than a traditional back garden use, and their use did not make a positive contribution to the character of the area such that the case for development on this site would set an unwelcome precedent for backland development in Barkway.

Impact on Heritage Assets:

The Conservation Officer previously raised NO OBJECTION to the bungalow, on the basis that the proposal is considered to satisfy the provisions of Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and the aims of Section 16 of the NPPF and the aims of Policy HE1 : Designated Heritage Assets, of the emerging North Hertfordshire Local Plan 2011 - 2031 Proposed Submission (September 2016) Incorporating The Proposed Main Modifications (November 2018).

Proposal:

The previous approval (20/02956/FP) included the demolition of all the outbuildings and replacement with a bungalow and **the provision of 4 parking spaces. This application seeks to replace the 4 approved parking spaces with a timber framed cart-lodge.**

Design and Appearance:

The proposal is to replace the “already approved for demolition” stable garage and to replace the approved 4 parking spaces - with **a traditional conservation rural farm style timber framed 4-space cart-lodge and garage.**

This replaces the existing dilapidated/ poor design Stable Garage (which already has permission for demolition), and which was note in the previous application the existing group of buildings did not make a “positive contribution to the character of the area”.

The proposed cart-lodge with a natural slate roof and hip ends is in-keeping with the rural design concept of “ancillary buildings. It takes its traditional form from historic designs which complement the Conservation Area and local listed buildings. As with the design of the approved bungalow, this design approach is considered appropriate and complies with the NPPF and current planning policies.

The new single-storey building is set well back from the high street, and we also note its distance from the frontage properties. It is considered that the proposal would not have any adverse built impact on the neighbouring properties and similarly given the proposed cart lodge replaces an existing building, it would not result in a material loss of light to the neighbouring properties or be unduly dominant, since it replaces a previous building.

The new cart lodge (and reduced image for 4 car-parking) will make a positive contribution to the historic setting, character and appearance of the Conservation Area.

We note that - *“In determining applications, local planning authorities should take account of..... the*

desirability of new development making a positive contribution to local character and distinctiveness

Similarly: "Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use."

In determining applications, local planning authorities ...should take account of the desirability of new development making a positive contribution to local character and distinctiveness (para 192, NPPF). Furthermore, great weight should be given to the asset's conservation (para 193, NPPF).

Previous planning conservation comments include - ...the proposed bungalow would not occasion harm to the character or appearance of the Barkway Conservation Area or to the setting of no.54 (nearby grade II listed building). As such, I raise NO OBJECTION on the basis that the proposal is considered to satisfy the provisions of Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and the aims of Section 16 of the NPPF and the aims of Policy HE1

Also notedAs set out above, in my view there is no justifiable planning objection to the principle of residential development at the rear.

The new dwelling is sited directly adjacent to a building, to the north (to the rear of 42 High Street).

The proposed cart-lodge garage replaces an existing building (which although is approved for demolition has not yet been removed).

There would be sufficient distance from the adjacent properties to the rear so as not to have any adverse impact on them.

We consider that the proposal to replace the current dilapidated building with a new cart lodge garage would not result in a material loss of privacy to the neighbouring properties, given that it would be single storey, replacing an existing building.

The proposal will NOT result in any additional vehicle movements onto the site and The Environmental Health Officer raised no objections previously to the proposal regarding noise and nuisance, indeed it could be argued that parking the cars into the cart-lodge garage will have a "positive" impact on the amenity of the neighbouring properties.

Residential amenity of future occupiers:

The previous approval was considered to provide a satisfactory living environment and would be in line with the residential guidelines and standards as set out in Saved Local Plan Policy 57 and Emerging Local Plan Policy D3. The cart lodge garage is an enhancement.

Highways and parking

The approved property and proposed cart lodge garage continues to share the existing access with no. 44. The Highways Authority previously recommended no objections subject to the condition and informatives and that the proposed turning area meets the recommended requirements. The turning areas are the same as those within the previous proposals.

There are two existing parking spaces to serve no 44 which is just inside the entrance gate on the right

Archaeology:

The site is within an Archaeological Area, but the Historic Environment Advisor made no comments.

Wildlife:

Hertfordshire Ecology advised that a Preliminary Roost Assessment be carried out prior to determination. A Preliminary Roost Assessment by Jones & Sons Environmental Sciences (report date April 2021) was submitted previously and *this found no bats or evidence of bats and assessed the buildings as having negligible potential as bat roosts.*

As this report is 4 years-old a new report has been commissioned and is submitted with this application it has similarly found that in the intervening years there are ***no bats or evidence of bats and assessed the buildings as having negligible potential as bat roosts.***

In addition, the new report similarly recommends precautions to safeguard nesting birds and which the applicant has taken due note.

Other matters:

Sustainability: The British-made, Timber Framed Cart Lodge would be built by local labour, from sustainable locally sourced materials, with a brick plinth and stained boarded timber walls and a natural slate roof. **An electric Car charging point is shown within the garage**

The Environmental Health Team previously raised no objections (in relation to air quality, contaminated land and noise/other nuisances) subject to the conditions and informative set out below.

The Waste and Recycling Team had no objections to the proposals.

Fences or walls will be preserved or replaced as previously approved.

There is no impact on the sewerage system

‘permitted development’ rights were removed previously and a planning application for the cart lodge garage is therefore required.

Conclusion:

The traditional style timber frame cart lodge garage makes a positive contribution to the local character and distinctiveness (para 192, NPPF) and the replacement building would not occasion harm to the character or appearance of the Barkway Conservation Area or to the setting of neighbouring buildings.

The proposal is considered to satisfy the provisions of Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and the aims of Section 16 of the NPPF and the aims of Policy HE1