

DELEGATED FILE NOTE

CASE OFFICER: ...Mark Simmons.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/01753/LBC	Change of roof material from asbestos to clay plain tiles pursuant to condition 2 of Listed Building Consent Ref:17/02836/1LB granted 12.04.2018 (Development already carried out)	Sun Hill Barn 3D Sun Hill Royston Hertfordshire SG8 9AU

Submitted Plan Nos

2311-03 2311-04 2311-05 2311-06 2311-07 2311-08 Location plan

1.0 Policies

HE1 Designated heritage assets

SECN16 Conserve + enhance historic environment

2.0 **Site History**

2.1 There is an extensive planning history that is on file and the following are most recent and relevant cases:

17/02836/1LB - Re-roofing including raising pitch and changing roof material to plain tile. Internal and external alterations to facilitate conversion to ancillary residential accommodation. (Amended description).
CCON 12.04.2018

18/00186/FPH - Re-roofing and renovation works to existing barn. (Additional plan received 01/03/18).
CP 22.03.2018

23/02389/FP - Change of use of existing detached 2-bed ancillary accommodation barn to one detached 2-bed self-contained residential dwelling and erection of boundary fence.
R 12.02.2024 Appeal Allowed 24.09.2024

3.0 **Policies**

3.1 Policy HE1 of the North Hertfordshire Local Plan 2011 – 2031 is relevant as are the following paragraphs of Section 16 of the National Planning Policy Framework (Dec 2024):

- ☐ **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*).

4.0 **Representations**

4.1 **Royston Town Council** – No comments received.

Press & site notices – No comments received.

5.0 **Planning Considerations**

5.1 **Site and Surroundings**

5.1.1 The Inspector's Report under ref: 23/02389/FP states:

4. Sun Hill Cottage, previously the Sun Public House, is a Grade II listed property on the corner of Sun Hill at the western edge of the Royston CA south of the town centre. Dating from the 17th century, the L shaped building is of one storey with attics, of pale brick with tiled roof and three box dormers. The detached 19th century or earlier barn, converted into ancillary accommodation recently and the subject of this appeal, is of flint with brick dressings and lies at the end of the rear garden adjacent to Sun Hill.

5. The two buildings lie within the same curtilage and there is no evidence that the sites have been put together in the past. It is therefore likely that the two have a historic connection, with the barn some sort of outbuilding behind the cottage. The appellant's heritage statement suggests that the building may have been a stable, and its physical relationship behind the cottage with direct road access would be consistent with this possibility.....

6. The buildings are separated by a rear garden area, are of different dates, types of construction and materials.....

5.2 **Proposal**

5.2.1 The works are described as: ***Change of roof material from asbestos to clay plain tiles pursuant to condition 2 of Listed Building Consent Ref:17/02836/1LB granted 12.04.2018 (Development already carried out).***

5.3 **Key Issues**

5.3.1 The main issue is to consider the impact of the works on this curtilage-listed outbuilding, the setting of Sun Hill Cottage and the appearance of the Royston Conservation Area.

5.3.2 The submitted Planning and Design and Access Statement [hereafter referred to as PDAS] states the following at 1.1:

This Planning and Design and Access Statement has been prepared on behalf of Kevin Henderson (Applicant and Architect) in respect of a Planning Application for the renovation of the Barn at the rear of Sun Hill Cottage, Royston to create a new residential unit out of the existing barn. Listed Building Consent Ref 17/02836/1LB was granted 12/04/2018 to Re-roof and convert the Barn to residential accommodation. Condition No2 of this Consent requested the approval of the roof tiles, and this Listed Building Application is for the discharge of this condition.

The PDAS states again at 3.4:

This Planning Application seeks Planning Permission to discharge Condition 2 of LBC 17/02836/1LB with respect to the roof tiles used on the Barn.

5.3.3 Condition 2 of Listed Building Consent Ref:17/02836/1LB granted 12.04.2018 states:

A sample of the roof tiles 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

To clarify, this application is not technically seeking a discharge of a previous pre-commencement condition or is an application seeking planning permission. Rather, because Condition 2 was not complied with at the time of the conversion in 2018, this application for listed building consent seeks to regularise the existing position regarding roof materials.

- 5.3.4 Before being initially converted to an annexe, the barn roof was corrugated asbestos profiled sheeting. The change to a clay plain roof is a significant improvement and as stated in the submitted Heritage Statement, the tiles *“have been chosen by the Architect to match the plain clay roof tiles of the neighbouring buildings that were originally built in the locality”*.

5.4 **Alternative Options**

- 5.4.1 Nonapplicable.

5.5 **Pre-Commencement Conditions**

- 5.5.1 Nonapplicable.

5.6 **Conclusion**

- 5.6.1 It is considered that the clay roof tiles already installed do not occasion harm to the curtilage-listed outbuilding, the setting of Sun Hill Cottage or the appearance of the Royston Conservation Area thus satisfying 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 That listed building consent be **GRANTED**.

Signed  Anne McDonald	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 16 September 2025	