

DELEGATED FILE NOTE

CASE OFFICER: ...Henry Thomas.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
24/01547/LBC	Secure 3 steel girdle plates across north gable end and wrapping around onto front and rear elevations in association with internal metal brackets and rod ties, to prevent movement. Floorboards to be raised inside where necessary to attach bars to beams and replace with new softwood boards and skirtings	7 High Street Barkway Hertfordshire SG8 8EA

Submitted Plan Nos

Location Plan 5856/1 223299-MNP-BW-XX-DR-S-1100 223299-MNP-BW-00-DR-S-2102 223299-MNP-BW-00-DR-S-2101 223299-MNP-BW-00-DR-S-1102 223299-MNP-BW-00-DR-S-1101 223299-MNP-BW-00-DR-S-1100

1.0 Policies

1.1. **National Planning Policy Framework (2024)**

Section 2 – Achieving sustainable development

Section 12 – Achieving well-designed and beautiful places

Section 16 – Conserving and enhancing the historic environment

1.2. **North Hertfordshire Local Plan (2011-2031)**

Strategic Policies

Policy SP1 Sustainable development in North Herts

Policy SP2 Settlement Hierarchy and Spatial Distribution

Policy SP9 Sustainable design

Policy SP13 Historic environment

Development Management Policies

Policy D1 Sustainable design

Policy D2 House extensions and replacement dwellings

Policy D3 Protecting living conditions

Policy HE1 Designated heritage assets

2.0 **Relevant Site History**

2.1 Concurrent Householder Planning Application – 24/01546/FPH

2.2 88/01085/1LB - Convert ground floor shop front to form part of dwellinghouse

2.3 74/00076/1 - Application for Listed building consent for installation of new windows in rear elevation and ancillary alterations.

3.0 **Representations**

3.1 **Press, Site and Neighbour Notifications** – None received.

3.2 **NHC Conservation Officer** –

*The proposal as now re-described, will satisfy the provisions of Sections 16(2) (LBC only) 66(1) (FPH only) and 72(1) (both) of the Planning (LB & CA) Act 1990 and will accord with Section 16 of the Framework and Policy HE1 of the North Hertfordshire Local Plan 2011 – 2031 and is **UNOBJECTIONABLE** in heritage terms.*

3.3 **HCC Archaeology** – No comments to make.

3.4 **Barkway Parish Council** – No objection.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

- 4.1.1 The application site is a semi-detached two storey, Grade II listed dwelling on the east side of the Barkway High Street. The site is located within the Barkway Conservation Area. The dwelling does not have a front garden and fronts directly on the high street.

Pair of houses, originally 3 or 4 dwellings. Early C19 with C18 and possibly earlier origins, extended later C19. Knapped flint with red brick dressings. Tiled roof. 2 storeys. 6 window front, 3 bays to right are more closely spaced with a high brick plinth. Ground floor: steps up with wreathed iron railings to a 6 raised panelled door, moulded bracketed hood, to left a 20 pane sash, elsewhere 12 pane sashes, all recessed with slightly cambered heads. Left bays similar with 2 entrances, a 6 panelled and a part glazed door, 2 ground floor 20 pane sashes. Central ridge stack and external end stacks with offsets. Gable end parapets with moulded kneelers. To rear left extends an integral 2 bay wing with a blocked door and glazing bar sashes, rear gable end parapet and stack. Behind this are 2 C18 red brick bays with sashes of 12, 16, and 20 panes, C18 on ground floor with cambered heads, C20 on first floor. Pantiled roof. Rear gable end of brick and flint rubble with moulded kneelers. 2 storey lean-to outshuts added to rear elevations with shallower pitch to slate roofs. Interior not inspected. Included for group value.

4.2 **Proposal**

- 4.2.1 Secure 3 steel girdle plates across north gable end and wrapping around onto front and rear elevations in association with internal metal brackets and rod ties, to prevent movement. Floorboards to be raised inside where necessary to attach bars to beams and replace with new softwood boards and skirtings.

4.3 **Key Issues**

- 4.3.1 The key issues for consideration is the impact that the proposed development would have on the special character, setting and significance of the listed building.
- 4.3.2 Comments were received from the Conservation Officer. These comments advised that the proposal is considered acceptable and would be unobjectionable. The conclusion of these comments was a No Objection subject to conditions being implemented.
- 4.3.3 There have not therefore been any objections raised by the Council's Conservation Officer, which is given significant weight. The impacts of the proposal on the character and appearance of the building and its significance as a designated heritage asset are considered acceptable.

4.4 **Conclusion**

- 4.4.1 It is considered that the proposal will not occasion harm to the listed building's special character, therefore, satisfies the provisions of Section 16(2) 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.

4.5 **Alternative Options**

- 4.5.1 N/A.

4.6 **Pre-Commencement Conditions**

- 4.6.1 N/A.

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. Notwithstanding the approved drawings, section details of any mechanical fixings or rod ties that would be visible in the first-floor bedroom i.e. below ceiling level, shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of that part of the works hereby consented.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of this grade II listed building under Section 16(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Policy HE1 of the North Hertfordshire Local Plan 2011 - 2031.

4. Once the existing floor boards have been lifted in the first-floor bedroom, they shall be inspected for defects and if salvageable reinstated with matching floorboards to make up the shortfall. If, however, the floorboards are considered unsalvageable the Local Planning Authority shall be notified and opportunity provided to inspect the existing boards and the replacement softwood boards. Once this aspect of the works has been agreed with the Local Planning Authority the works shall be completed in accordance with the approved flooring scheme.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of this grade II listed building under Section 16(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Policy HE1 of the North Hertfordshire Local Plan 2011 - 2031.

Proactive Statement:

Planning permission has been granted for this proposal. Discussion with the applicant to seek an acceptable solution was not necessary in this instance. The Council has therefore acted proactively in line with the requirements of the Framework (paragraph 38) and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015.

Signed  Sam Dicocco Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 10 April 2025	