

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
24/01546/FPH	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	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 are as follows:
- The impact of the development upon the Grade II listing.
 - The acceptability of the design of the proposed development and its resultant impact on the character and appearance of the locality.
 - The impact that the proposed development would have on the living conditions of neighbouring occupiers.
 - The impact that the proposed development would have on car parking provision in the area.
 - The impact that the development would have on the environment.

Impact on Designated Heritage Assets:

- 4.3.2 Paragraph 129 sets out 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.
- 4.3.3 Paragraph 212 of the NPPF states “when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation (and the more important the asset, the greater the weight should be)...”
- 4.3.4 Paragraph 213 of the NPPF sets out that any harm to, or loss of, the significance of a designated heritage asset should require clear and convincing justification.
- 4.3.5 Paragraph 215 of the NPPF states “where a development 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 optimum viable use”.
- 4.3.6 Policy HE1 of the NHC Local Plan supports development that “Enables the heritage asset to be used in a manner that secures its conservation and preserves its significance; b) Incorporate a

palette of materials that make a positive contribution to the local character or distinctiveness, where it is appropriate and justified; and c) Will lead to less than substantial harm to the significance of the designated asset, and this harm is outweighed by the public benefits of the development, including securing the asset's optimum viable use."

- 4.3.7 Following consultation with the Senior Conservation Officer, no objection has been raised to the proposed works and their impact to the grade II listed building. The proposed development would comply with both local and national planning policies.

Design and Appearance:

- 4.3.8 The objectives of the National Planning Policy Framework (NPPF) include those seeking to secure the creation of high quality, beautiful and sustainable buildings, and places (Section 12 – Achieving well-designed places). Paragraph 126 of the NPPF states that “*Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable communities*”. In this regard, Policy D1 and D2 of the North Hertfordshire Local Plan are consistent with the objectives set out within the NPPF.
- 4.3.10 The proposed external alterations to the property would be required to stabilise the Listed Buildings, the design is considered appropriate. Following consultation with the Conservation Officer the materials are considered suitable within the context and would not result in adverse harm to the street scene or the character of the listed dwelling.
- 4.3.11 This is considered in line with Section 12 of the National Planning Policy Framework and Policies D1, D3 and HE1 of the Local Plan.

Impact on Neighbouring Occupiers:

- 4.3.10 The objectives of the NPPF seek to ensure that developments secure a high standard of amenity for existing and future occupiers (Section 12 – Achieving well-designed places). This principle is reflected in the provisions set out in Policy D2 and D3 of the North Herts Local Plan.
- 4.3.11 Policy D3 of the North Hertfordshire Local Plan sets out that planning permission will be granted for developments proposals which do not cause unacceptable harm to living conditions.
- 4.3.12 The proposed works are of a minor scale and will not, in my view, impact on existing neighbouring amenity.

Highways and Parking:

- 4.3.16 Policy T1 of the North Hertfordshire Local Plan states that “planning permission will be granted provided that... development would not lead to highway safety problems or cause unacceptable impacts upon the highway network”.
- 4.3.17 Policy T2 states that “planning permission will be granted provided that... proposal have regard to relevant Supplementary Planning Documents”.
- 4.3.18 The dwelling does not benefit from off-street parking. This proposal would not alter the number of bedrooms serving the property and therefore would be unlikely to affect parking provision within the locality. As such the proposal is considered compliant with Policy T2.

Environmental Implications:

- 4.3.19 Section 14 of the NPPF sets out how the planning system should support the transition to a low carbon future. The principles set out in Section 14 are reflected in Policy D1 of the North Hertfordshire Local Plan, which sets out that development proposal should take all reasonable opportunities to reduce energy consumption and waste, retain existing vegetation and propose new appropriate planting, and future proof for changes in technology and lifestyle.
- 4.3.20 The proposed development, by virtue of its limited scale in general terms together with the sustainable location would have no significant implications for the local environment in terms of carbon emissions and therefore would be generally in compliance with Section 14 of the NPPF and Policy D1.

Biodiversity Net Gain (BNG)

- 4.3.9 This is a householder application which is exempt from BNG legislation defined under article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015.

4.4 Conclusion

- 4.4.1 Overall, as stated above it is considered that the proposed development is compliant with the necessary provisions of the Local Plan policies and the guidelines set out in the NPPF.

4.4. Alternative Options

- 4.5.1. N/A

4.6 Pre-Commencement Conditions

- 4.6.1 None.

5.0 Recommendation

- 5.1 That planning permission be **GRANTED** subject to the following conditions:

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: To comply with the provisions of Section 91 of the Town and Country Planning 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.

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