

CONSERVATION TEAM CONSULTATION APPLICATION RESPONSE

APPLICATION REF:	25/02515/LBC & 25/02596/FPH
CASE OFFICER:	VW
APPLICATION SITE:	Old Manor House, Shaftenhoe End, Bogmoor Road Barley, Royston, Hertfordshire SG8 8LE
DESCRIPTION OF WORKS:	Extend south gable end, change cladding, and alter fenestration of existing west extension. Internal and external alterations including installation of air source heat pump on west elevation of existing west extension.

RECOMMENDATION:
Amend description to include reference to amended drawings, otherwise, I raise **NO OBJECTION** to the scheme as it will satisfy the provisions of Sections 16(2) (LBC only) and 66(1) (FPH only) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and the aims of Section 16 of the NPPF and Policy HE1 of the North Hertfordshire Local Plan 2011-2031.

SHORT SUMMARY:

Impact on listed building's special character

The proposal will have no adverse impact upon the listed building's special character.

DETAILED ANALYSIS AND CONSIDERATIONS:

These comments relate to email and amended plans received on **30 December 2025** and I note the following and that revised proposals for the new double glazed replacement windows should be imminent.

Overlooking

The position of the rooflight to the west roof slope of the kitchen area has been revised to address overlooking; the cill of the rooflight as proposed would now be well above head-height. The size of the rooflight has been reduced significantly and the proposed unit is shown nearer to the front (north) elevation.

Our proposals now include a slot window to the west elevation. This window would be set at a level well below the top of the garden wall which exists between the two properties so will not overlook the Tythe Barn.

Removal of porch and front doors and reinstatement of traditional canopy

The proposed fanlight over the front door has been revised to a simple single pane.

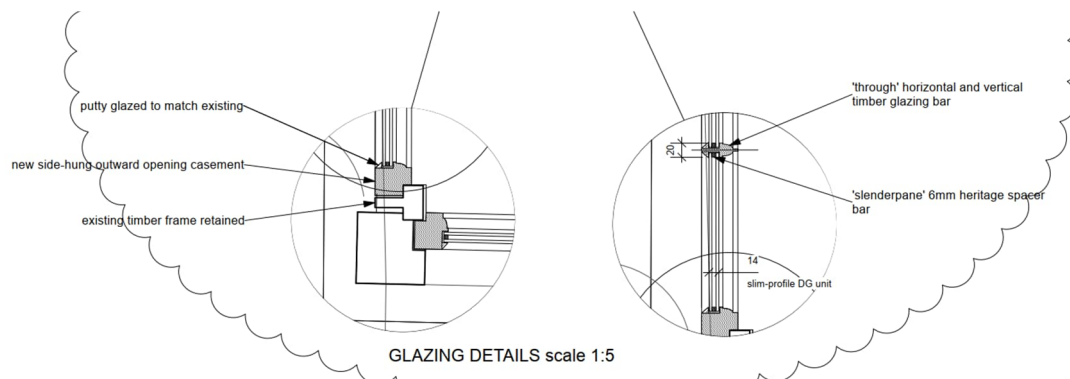
Master shower room

The drum shower has been omitted as have all wardrobes in both the master bedroom and bedroom 2.

Master bedroom door

The formation of a new opening between the master bedroom and the kitchen area has been omitted.

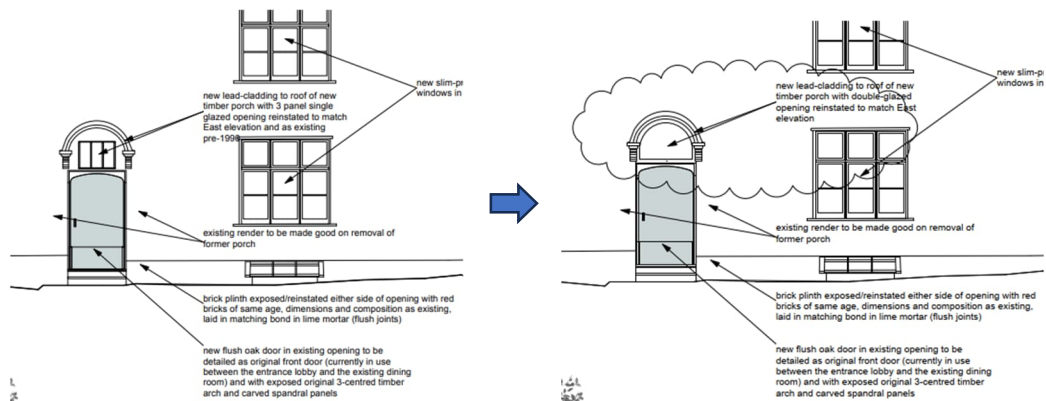
A further email was received on 5 January 2026 with drawing no. 580 04 12A attached and is in response to my previous comments regarding glazing bars and shows a true 'through' timber glazing bar as a typical detail which would apply to all relevant windows. This detail is acceptable.



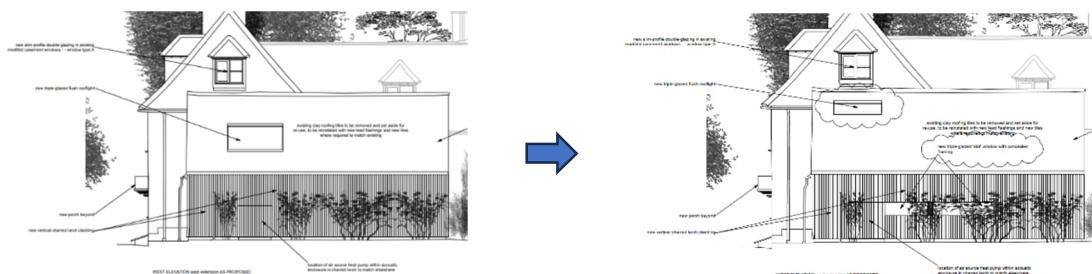
In my response on 27 November 2025, I stated that I found the 3-pane rectangular fanlight to the former opening a little incongruous and that a semi-circular fanlight may be better, offering the following as suggestions.



I find the suggested change below acceptable.



I previously stated that the external changes to the Sun Room whilst visually significant, would not harm the listed building's special character. However, I note the planning concern regarding overlooking and find the alternative below acceptable.



New doorway to be created between first floor Western Bedroom and sun room

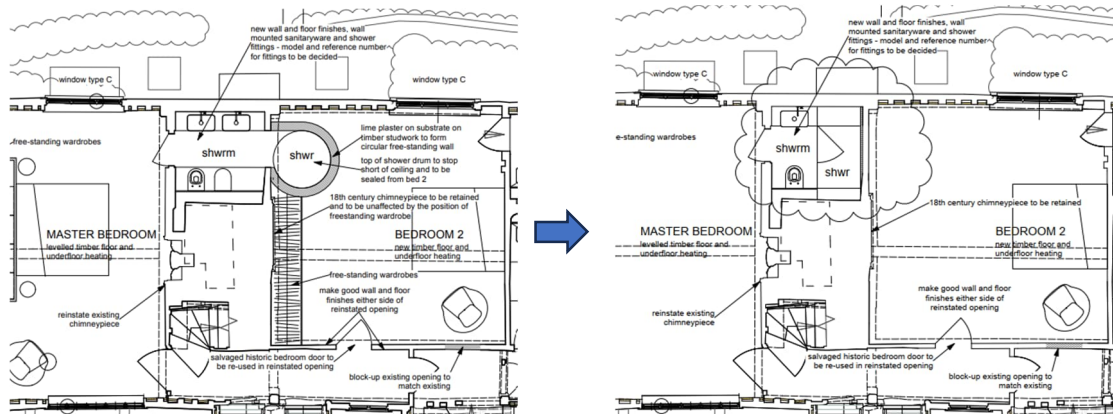
I previously stated that 'Although the door has no significance, there appears to be no convincing justification for moving the door position and which will result in the unnecessary loss of historic fabric forming the gable end'. I note that the formation of a new opening between the master bedroom and the kitchen area has now been omitted and is acceptable.



Figure 4.134:
Showing the doorway from the western bedroom into the bathroom at first floor level within the sun room.

Dressing room adjoining Master Bedroom to be converted into a shower room

I previously stated that this is arguably the most contentious element of the scheme, concluding that the degree of harm to this room would be low/moderate. Consequently, I have sought a change. I note below that the drum shower has been omitted as have all wardrobes in both the master bedroom and bedroom 2. This is now acceptable.



Replacement of main staircase

I previously commented as follows:

Page 5 of the 1992-94 RCHM report (Feb 1994) is reproduced at Fig 4.33 on page 28 of the HS and states that "The modern staircase, constructed recently, exactly reproduces the one that it replaced". This is a commendable aspect of the scheme and whilst not historic fabric, seeking to replicate the original staircase was a worthwhile conservation exercise.

I also noted the following at page 67 of the HS:

The current staircase newel post and splat balusters do not accurately copy the historic example seen in the 1992 photograph at Figure 4.14. The present balusters and newel post are mediocre in the quality of their execution.

I reiterate that it would be disappointing to see the replacement of the splat balusters with a sandblasted and blackened steel purpose-made balustrade, however, there is no convincing justification to resist this in heritage terms. Having said that, my professional

view is that this is a disappointing outcome considering that the existing staircase sought to replicate the original stair which was an architectural feature of some interest.

Original



Figure 4.34: 1952-54 photograph showing the historic split balusters and newel post in the stair wing. (Source: Historic England Archives, Reference: 8892/06154).

1990's like-for-like replacement



Figure 4.103: Showing the dining room doorway leading to the stair wing. Also showing the historic 3-light window, with one light blocked by the stair wing.

Suggested conditions

1. In accordance with 1.7 viii of the submitted Design & Access Statement and as also stated on approved drawing no. 580 02 11A, all existing clay tiles from the existing sunroom shall be set aside for reuse. Those tiles capable of reuse shall be used in the refurbishment of the sunroom with any shortfall made up from tiles to match in terms of material, colour, texture and size.

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.

2. With the exception of the sunroom (west wing), all new windows shall be manufactured in timber and those that incorporate glazing bars as part of their design shall have 20mm 'through' bars with the section profile depicted in approved drawing no. 580 04 12A.

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.

HERITAGE POLICY ASSESSMENT:

Planning (Listed Building and Conservation Areas) Act 1990:

Sections 16(2) & 66(1)

North Hertfordshire Local Plan 2011-2031:

Policy HE1

NPPF (December 2024):

The following paragraphs are relevant:

- **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*)

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| <ul style="list-style-type: none">• 210 (<i>desirability of new development making a positive contribution to local character and distinctiveness</i>),• 212 (<i>great weight should be given to the asset's conservation</i>),• 213 (<i>clear and convincing justification</i>), and• 215 (<i>harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use</i>). |
| CONCLUSION:
The amended proposal is considered acceptable. |
| OFFICER: Mark Simmons |

DATE: 06/01/2026
