

DELEGATED FILE NOTE

CASE OFFICER: ...Alex Howard.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/02178/FPH	Erection of detached outbuilding to provide double garage and open fronted storage area following demolition of existing outbuilding (as amended by plans received 24th October 2025)	Stables Rear Of 44 High Street Barkway Hertfordshire

Submitted Plan Nos

location plan 100 101 103 105 - Tree Location 102A 104A

1.0 Policies

D1	Sustainable design
D2	House exts, replcmnt dwellings outbuild

D3	Protecting living conditions
HE1	Designated heritage assets
NE4	Biodiversity and geological sites
SECN12	Achieving well-designed places
SECN16	Conserve + enhance historic environment

2.0 **Planning History**

- 2.1 **20/02956/FP** - Erection of one detached 3-bed bungalow following removal of existing stables and outbuildings (as amended by plans received 27/04/21).

Conditional Permission

3.0 **Representations**

- 3.1 **Site Notice and Neighbour Consultation** – Comments received from 54 High Street, raising the following matters:

"I am the owner of St. George's, 54, High Street, Barkway, Herts. SG8 8EE, ie next to 44, High Street, Barkway. (There is no 46, 48, 50, 52.)

The "Existing Building" to be demolished has a south-facing side wall and a west-facing rear wall, both of which are 2 of the Party Boundaries and Party Walls between nos. 44 and my property, 54, High Street, Barkway.

I understand that the Law requires the owners of both 44 and 54, High Street, Barkway to have "joint responsibility for maintaining the"

- 3.2 **Barkway Parish Council** – No objection but noted concerns raised by 54 High Street regarding boundary treatments and party wall agreements.
- 3.3 **North Herts Ecology** – Following the submission of initial comments seeking an updated bat survey and upon receipt of an updated bat survey, there is no objection to the proposal.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

- 4.1.1 The site is an area to the rear of No.44 High Street, Barkway. The site has planning permission for a detached bungalow which has lawfully commenced, which was subject to the removal of stables and outbuildings. The site shares an access with No.44 High Street. The site is within the Barkway Conservation Area and an Archaeological Area.

4.2 **Proposal**

- 4.2.1 Planning permission is sought for the erection of detached outbuilding to provide double garage and open fronted storage area following demolition of existing outbuilding (as amended by plans received 24th October 2025)

4.3 **Key Issues**

- 4.3.1 The key considerations are design and the impact on the amenities of neighbouring properties.

Design/Heritage

- 4.3.2 Policy D1 of the Local Plan states that planning permission will be granted provided that development responds positively to the site's local context in addition to other criteria. Policy D2 of the Local Plan states that planning permission for house extensions will be granted if the extension is sympathetic to the existing house in height, form, proportions, roof type, window details, materials; the orientation of the main dwelling and if it does not dominate adjoining properties. These considerations are echoed in Section 12 of the NPPF.
- 4.3.3 Policy SP13 of the Local Plan states that *"When considering the impact of a proposed development on the significance of a designated heritage asset, great weight will be given to the asset's conservation and the management of its setting"*. Policy HE1 of the Local Plan states that *"Planning permission for development proposals affecting Designated Heritage Assets or their setting will be granted where they: c) Will lead to less than substantial harm to the significance of the designated heritage asset, and this harm is outweighed by the public benefits of the development, including securing the asset's optimum viable use"*. This is reinforced in Section 16 of the NPPF.
- 4.3.4 The proposal seeks to erect a detached outbuilding, in the form of a garage/open fronted storage area, following demolition of the existing outbuilding on the site. The outbuilding to be demolished has already been granted removal under the previous application where the applicant sought to have 4 open parking spaces in its location. The proposal therefore seeks to rebuild an outbuilding instead of the 4 approved parking spaces. The outbuilding would have a cart lodge appearance, with a black stained feather board finish on a brick plinth and natural slate roof tiles. The building would comprise a dual-pitched roof with half-hips. 2/3s of the outbuilding are to be used as a garage with side hung timber doors, and the remaining 1/3 is to be used for open storage. Through consultation with the Councils Conservation Officer, the original scheme which sought to propose a 4-bay outbuilding has been amended to reduce its scale to a 3-bay outbuilding, with amended plans submitted for formal consideration.

- 4.3.5 The proposal as amended is considered acceptable in design and appearance. The cart lodge form of the proposal would reflect the rural/village character of the site and the Conservation Area. The reduction in the size of the outbuilding from a 4-bay to a 3-bay is considered a positive amendment to the proposal, as this part of the site is quite tight and this allows more space for manoeuvrability. The choice of materials is considered acceptable in this traditional village context. The Conservation Officer has confirmed through a surgery session that there are no objections to the proposal as amended in heritage terms, as the outbuilding will not be wholly visible given its setback location and in any case, is well designed such that it will not result in any harm on the Conservation Area.
- 4.3.6 The proposal is therefore deemed acceptable in design terms and in accordance with Policies HE1, D1 and D2 of the Local Plan and Section 12 and 16 of the NPPF.

Impact on Neighbours

- 4.3.7 Policy D3 of the Local Plan states that planning permission will be granted for development proposals which do not cause unacceptable harm to living conditions.
- 4.3.8 The site has two immediate neighbours, No.44 and No.54 High Street. Given the location, scale and nature of the proposal, it is considered that the development will not result in any material harm to the reasonable living conditions and well-being of neighbouring properties, with respect to overdominance, loss of privacy and loss of daylight/sunlight.
- 4.3.9 Therefore, the proposal will not cause unacceptable harm to living conditions, in line with Policy D3 of the Local Plan.

Ecology

- 4.3.10 The Council's Ecologist provided initial comments seeking an updated bat survey for the existing outbuilding to see if there was any bat interest. Following submission of an updated bat survey, the ecologist confirmed that there is no bat interest associated with the site and as such, there are no objections to the proposed development in line with Policy NE4 of the Local Plan.

Other Matters

- 4.3.11 The comments received from No.54 High Street regarding the shared boundary mention concerns over party boundary walls and part wall agreements, which would be affected once the existing outbuilding is removed and the proposed outbuilding built. This is not a planning consideration and is a civil matter between the applicant and the neighbour in question.

4.4 Conclusion

- 4.4.1 The proposal is considered acceptable in planning terms and in accordance with Policies HE1, NE4, D1, D2 and D3 of the Local Plan, as well as Section 12 and 16 of the NPPF.

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 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.

3. The development hereby permitted shall only be finished in the materials as stated on the application form and thereafter shall be retained as such, unless otherwise agreed in writing by the LPA.

Reason: To ensure that the building is in-keeping with the sites context and to protect the visual amenities of the locality and to comply with Policies D1 and D2 of the North Hertfordshire Local Plan 2011 to 2031.

Proactive Statement:

Planning permission has been granted for this proposal. The Council acted proactively through positive engagement with the applicant during the determination process which led to improvements to the scheme. 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  Anne McDonald	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 24 October 2025	