

DELEGATED FILE NOTE

CASE OFFICER: ...Andrew Hunter.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
24/02748/FPH	Installation of wall and overlapping roof to create link between existing barn and outbuilding. Alterations to fenestration including retention of external alterations to rear annex (as amended by drawing no. 24 BIBB P12A and as amplified by supporting document annex barn structural condition (002) both received on 1 April 2025)	Bibbsworth Hall Farm Bibbs Hall Lane Kimpton Hitchin Hertfordshire SG4 8EN

Submitted Plan Nos

22 BIBB SL01 23 BIBB SP3a 24 BIBB SP5 24 BIBB P12A

1.0 Policies

D1 Sustainable design

D2	House exts, replcmnt dwellings outbuild
D3	Protecting living conditions
HE1	Designated heritage assets
SECN12	Achieving well-designed places
SECN13	Protecting Green Belt Land
SECN16	Conserve + enhance historic environment
SP13	Historic environment
SP5	Countryside and Green Belt
SP9	Design and Sustainability

2.0 **Relevant site history**

- 2.1 23/01999/LBC - Internal and external alterations including underpinning, insulation, and reroofing to facilitate conversion of detached curtilage-listed barn to ancillary accommodation in relation to main dwelling – Approved 12/12/23.
- 2.2 23/01998/FPH - Conversion of detached curtilage-listed barn to ancillary accommodation in relation to main dwelling - Approved 12/12/23.
- 2.3 The site has also been subject to numerous non-related listed building and planning applications to the main dwelling.

3.0 **Representations**

3.1 **Parish Council** – No comments.

3.2 **Conservation Officer** – The proposal will not harm the special character of the curtilage-listed barn thus will satisfy the provisions of Sections 16(2) (LBC only) and 66(1) (FPH only) of the Planning (LB & CA) Act 1990 and will accord with Section 16 of the Framework or Policy HE1 of the North Hertfordshire Local Plan 2011 – 2031. Subject to the amended descriptions and re-drafted conditions, the proposal is **UNOBJECTIONABLE** in heritage terms.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The site is a curtilage-listed detached barn and a nearby non-curtilage listed outbuilding in association with a 2 storey detached farmhouse dwelling with a pitched roof that is Grade II listed. The site is in rural agricultural countryside. A new small residential development is to the west. The site is in the Green Belt.

4.2 **Proposal**

4.2.1 The creation of a link between the barn and the other outbuilding, comprising a new wall and roof. External alterations to a rear annexe that have been carried out are also shown.

4.2.2 The application was accompanied by parallel listed building consent application 24/02749/LBC.

4.3 **Key Issues**

4.3.1 The key material considerations are whether the development is acceptable in principle, design and heritage, and neighbour amenity.

Principle

4.3.2 The site is in the Green Belt. Policy SP5 of the adopted Local Plan states that the Council will only permit development proposals in the Green Belt where they would not result in inappropriate development or where very special circumstances have been demonstrated. Policy SP5 refers to the National Planning Policy Framework (NPPF) which sets out exceptions to inappropriate development in the Green Belt in paragraphs 154 and 155 (December 2024 version). Para. 155 is not relevant, and the most relevant part of 154 is:

154. Development in the Green Belt is inappropriate unless one of the following exceptions applies:

d) the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building

4.3.3 The proposal would effectively be an extension to both outbuildings by linking them together. The size of the proposed extension would be very small compared to each building (which are also very close to each other and almost touch), and is not considered to be a disproportionate addition. The alterations to the annexe have not enlarged it, and are not inappropriate development. The proposal is not considered

inappropriate in the Green Belt. The proposal is considered acceptable in principle. The proposal complies with Policy SP5 of the Local Plan, and Section 13 of the NPPF.

Design and heritage

- 4.3.4 Bibbsworth Hall Farmhouse is a listed building to the west, which is a designated heritage asset. It is not however considered that the development would adversely affect its setting and significance due to its small size, and siting between the two outbuildings.
- 4.3.5 The barn outbuilding is curtilage listed, although the other building is not. As stated above, the proposal is of a small scale, and on the basis of the comments from the Conservation Officer is not considered harmful to the setting and significance of the curtilage listed building. The proposal would not harm the character and appearance of the other outbuilding and of the wider locality. The works to the annexe building are minor and sympathetic to its character, and are not harmful to the setting and significance of the listed farmhouse.
- 4.3.6 The design is therefore acceptable. The proposal complies with Policies D1, D2 and HE1 of the adopted Local Plan; Sections 12 and 16 of the NPPF, and S66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Neighbour amenity

- 4.3.7 The proposed extension would be small and largely obscured from the closest dwelling by an existing wall, and will not cause adverse impacts. The alterations to the outbuilding are on elevation facing into the site and are not harmful to amenity. The proposal is not considered harmful to amenity. The proposal complies with Policy D3 of the adopted Local Plan and Section 12 of the NPPF.

4.4 **Conclusion**

- 4.4.1 In the absence of material planning reasons to the contrary it is my view that planning permission is **APPROVED**.

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 roof of the curtilage-listed barn shall be covered with Lifestiles Woburn Clay Tiles - Reclamation mix as previously approved under re: 24/02483/DOC pursuant to application ref: 23/01999/LBC unless otherwise agreed and approved in writing by the Local Planning Authority.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of this curtilage-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. The barn shall retain an 'open' exposed eaves unless otherwise agreed and approved in writing by the Local Planning Authority.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of this curtilage-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. 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  Sam Dicocco	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 17 April 2025	

