

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
24/02749/LBC	Installation of wall and overlapping roof to create link between existing barn and outbuilding. Internal and external alterations 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

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

1.0 Policies

HE1	Designated heritage assets
-----	----------------------------

SECN16 Conserve + enhance historic environment

SP13 Historic environment

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, and a new internal opening in the barn. External alterations to a rear annexe that have been carried out are also shown.
- 4.2.2 The application was accompanied by parallel planning application 24/02748/FPH.

4.3 **Key Issues**

- 4.3.1 The key material considerations are whether the proposal is acceptable on heritage grounds regarding its impacts on the significance of the listed building as a designated heritage asset. This is set out in Section 16 (2) of the Planning (Listed Buildings and Conservation Areas) Act 1990.
- 4.3.2 Externally and internally, on the basis of the comments from the Conservation Officer, the proposed works are considered sympathetic to and in keeping with the special significance and character of the listed building. Further details of some of the works will be required by conditions as recommended by the CO.
- 4.3.3 It is not considered that the application harms the significance of the designated heritage asset the subject of this application. The impacts of the proposal on the character and appearance of the building and its significance as a designated heritage asset are therefore considered acceptable. The proposal complies with Policies SP13 and HE1 of the Local Plan, and Section 16 of the NPPF.

4.4 **Conclusion**

- 4.4.1 The proposed works are therefore considered to preserve the significance of the listed building as a designated heritage asset.

5.0 **Recommendation**

- 5.1 To **GRANT** listed building consent 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 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.

3. 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.

4. The guttering for the barn shall be black aluminium half round gutters fixed to rafter feet with side brackets 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.

5. Any deviation from the extent of replacement framing identified on the supporting document 'annex barn structural condition (002)' received on 1 April 2025 and as previously approved under ref: 24/02555/DOC pursuant to application ref: 23/01999/LBC shall be submitted to and agreed in writing by the Local Planning Authority. Thereafter, any approved deviation shall be undertaken in accordance with the approved details.

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.

6. Any deviation from the proposed method of insulating walls and the roof as noted at page 12 of the supporting statement by DP Architects dated 22 August 2023 (including maintaining an exposed frame internally), shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of that part of the alterations hereby consented. Thereafter, the insulation works shall be undertaken in accordance with the approved details.

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.

Signed  Sam Dicocco Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 17 April 2025	