

CONSERVATION TEAM CONSULTATION APPLICATION RESPONSE

APPLICATION REF:	26/01568/FPH & 26/01569/LBC
CASE OFFICER:	VW
APPLICATION SITE:	Panna Cottage, Pudding Lane, Barley, Royston, Hertfordshire, SG8 8JU
DESCRIPTION OF WORKS:	Erection of rear conservatory following removal of existing rear window. Demolish outside garden wall between lower and upper terrace, remove paving slabs from lower terrace, set aside to re-use. Installation of 2.no EV charging points to existing garage. Erection of rear conservatory following removal of existing rear window.

RECOMMENDATION:

It is considered that the scheme will not occasion harm to the listed building or to the character or appearance of the Barley Conservation Area. I, therefore, raise **NO OBJECTION** on the basis that the proposal will satisfy the provisions of Sections 16(2) (LBC only), 66(1) (FPH only) and 72(1) (both) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and as supported by the aims of Section 20 of the NPPF and Policy HE1 of the North Hertfordshire Local Plan 2011 - 2031.

SHORT SUMMARY:

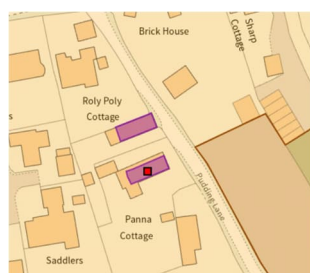
Impact on listed building's significance and the character and appearance of the Barley Conservation Area (BCA)

The proposal will not occasion harm to the listed building's special character or to the character or appearance of the BCA.

SITE CONTEXT:

Panna Cottage (grade II), formerly listed as Poplar Cottage is located in the Barley Conservation Area. Both the building and area are Designated Heritage Assets for the purpose of applying the policies of the NPPF. The list entry reads as follows:

<https://historicengland.org.uk/listing/the-list/list-entry/1175470?section=official-list-entry>



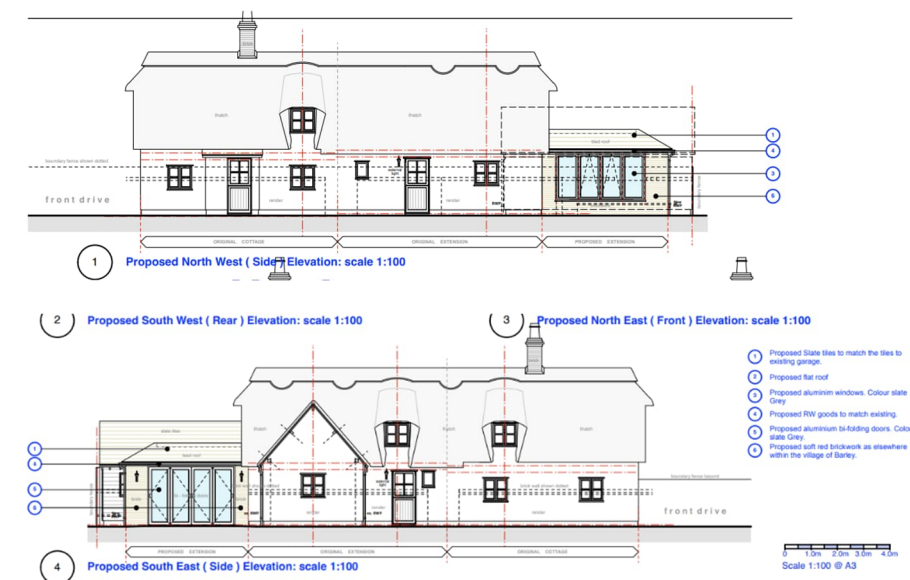
DETAILED ANALYSIS AND CONSIDERATIONS:

I previously commented on the following applications:

- **23/00068/FPH** - Erection of single-storey rear extension. Demolish outside garden wall between lower and upper terrace. Install 2.no EV charging points to existing garage (Description amended 01.06.2023).
- **23/00069/LBC** - Erection of single-storey rear extension following removal of existing rear window. Internal alterations including the removal of exposed first floor internal rafters in bathroom (Description amended 01.06.2023).

The current proposal is substantially the same as the previously approved scheme. In response to the earlier applications, I commented as follows:

My only slight concern is the extension's fenestration. In my opinion, the north-west elevation is acceptable although there is a clear difference between these windows and those on the host building and whilst I am prepared to accept the 4no. bi-folding doors to the south-east elevation, my opinion, is that the pre-app fenestration (pair of doors with glazing above a plinth on either side) is a better detail.



The only query I have is that assuming that no material start was made on the approved scheme since 2023 I wonder whether the internal alterations to the first-floor bathroom are also to be included in the latest proposal for LBC as this is mentioned in the submitted Design and Access Statement.

Original Extension – First Floor bathroom

The Client wishes to remove the existing rafters from within the existing bathroom – see Conservation Officer's report at Pre-Application advise Ref N^o: 21/02141/PREH dated 26 November, 2021. Also refer to drg N^o S1034-PL13.P1 submitted for Planning

If so, should not the current LBC application also include reference to this with perhaps an amended description as follows:

Erection of rear conservatory following removal of existing rear window. Internal alterations including the removal of exposed first floor internal rafters in bathroom.

As before, I provide the following commentary.

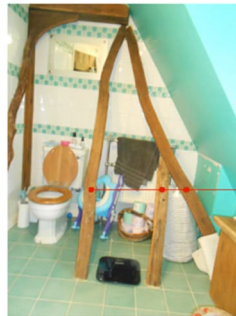
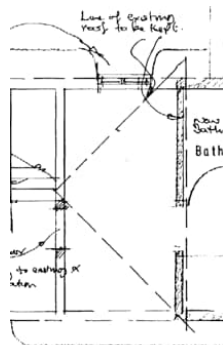
Rafters in bathroom

In a letter to the architect on 26/09/2001, Mary Caldwell says:

The cottage is substantially intact and retains its original form. This represents a rare survival and so it is important that the building retains the character of a small cottage, keeps its historic fabric and that its original form is still expressed in relationship to any new extension. However, it has been accepted that the principle of some form of addition is necessary to provide a viable dwelling but there should be a minimum loss of historic fabric.

The submitted scheme appears to maintain the original hip rafters in the roof which are an important consideration because such a pole rafter roof now rarely survives intact. It is however necessary to submit a section to show exactly what is to be retained. The Conservation Officer would also like clarification as to the need for an extension of the size proposed as she had envisaged something smaller i.e. nearer to 4m rather than 5.5metres. To differentiate between old and new it is felt important to provide a physical break which could be achieved by the use of hand made plain tiles on the two storey addition as well as the single storey proposal.

The drawing below left is clearly marked up showing the retention of the pole rafter construction. In my opinion, this is a rather odd form of conservation in that I have not previously seen a stipulation that a section of original roof should be represented in this way.



Existing rafters within the first floor bathroom that are part of the original rafters of the existing cottage. Can these be removed as they are not structural?

Photograph 1 - First floor bathroom

An extract from the officer's handwritten delegated file note states:

5. The final scheme, shows a 'break' between the existing and proposed, retained structure for the 1st floor extension. The roof timbers are retained and the ^{new} scheme is in keeping with the 'scale' of the property.



The pole rafters are non-structural and appear to have been disassembled and then reinstated i.e. the way two abut wooden spandrel brackets. In my opinion, had the first floor not been originally consented this part of the roof construction would have served its

original purpose of supporting a thatched half-hip. I reiterate, that I can see no clear conservation reason to insist upon their retention even though this was a negotiated outcome of the previous scheme.

Under the FPH I raise no objection to the demolition of the outside garden wall between lower and upper terrace, removing paving slabs from lower terrace and setting these aside to re-use or the installation of 2.no EV charging points to existing garage.

Paragraph 2 of Policy HE5 of the NPPF states:

- 2. Assessments of the potential effects of development proposals on the significance of heritage assets (including through effects on their setting) should identify whether proposals would be likely to:*
- a. Have a positive effect, which is where the significance of a heritage asset would be enhanced, or better revealed; or*
 - b. Have no effect on the significance of a heritage asset; or*
 - c. Result in harm to the significance of a heritage asset, either from work affecting the asset itself or from development within its setting. The degree of harm should be identified: substantial harm would occur where the development proposal would seriously affect a key element of the asset's significance; or*
 - d. Cause the total loss of the significance of a heritage asset*

In my opinion, the proposal should be considered under Policy HE5 paragraph 2.b.

Suggested conditions (LBC only)

1. Standard LB time condition.
2. Prior to the commencement of the above DPC works, a sample brick panel indicating brick type, bond and mortar mix for the extension shall be erected on site and an opportunity provided for officers to inspect the panel. If considered acceptable the panel shall be approved in writing by the Local Planning Authority and thereafter the extension shall be completed in accordance with the approved sample panel.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest of this grade II listed building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Policy HE1 of the Local Plan.

3. The new rainwater goods for the extension shall be either black painted metal or black cast-iron effect 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 of this grade II listed building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Policy HE1 of the Local Plan.

HERITAGE POLICY ASSESSMENT:

Planning (Listed Building and Conservation Areas) Act 1990:
Sections 16(1) (LBC only), 66(1) (FPH only) and 72(1) (both)

North Hertfordshire Local Plan 2011-2031:
Policy HE1

NPPF (Aug 2026):
Section 20

CONCLUSION:

It is considered that the proposal will not occasion harm to designated heritage assets, therefore, I raise **NO OBJECTION**.

OFFICER: Mark Simmons

DATE: 02/10/2026