

North Hertfordshire District Council

Building Conservation comments

File Ref: 25/00253/FPH & 25/00254/LBC

Date: 13/05/2025

Planning Officer: MT

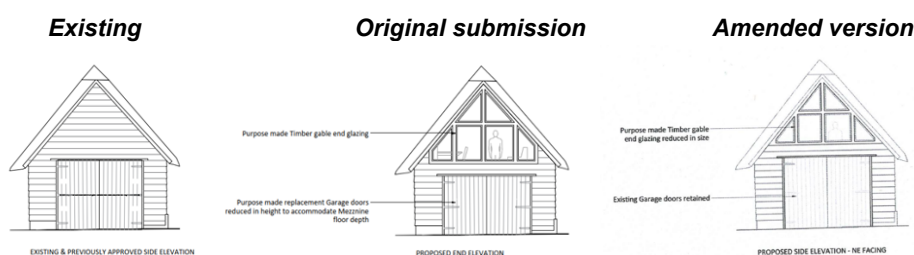
Address: Cammocks, Chapel Street, Hinxworth, Hertfordshire SG7 5HN

Subject: See below.

- **25/00253/FPH** - Conversion of part of barn to form additional annexe ancillary to main dwelling (as amended by drawing no. 005A received on 9 May 2025).
- **25/00254/LBC** - Internal and external alterations to barn to facilitate part barn conversion to form additional annexe ancillary to main dwelling (as amended by drawing no. 005A received on 9 May 2025).

1.0 Recommendation

- 1.1 I previously commented on 2 May 2025 following which amended drawing 005A was received on 9 May 2025. Please note that proposed drawing no. AA05 still shows previous gable end arrangement.



- 1.2 It remains that this barn makes a particularly positive contribution to Cammock's setting and to the character & appearance of the Hinxworth Conservation Area as noted in the Google Maps image.



- 1.3 I have considered this case carefully and the amended scheme reduces the impact of the proposed glazing in the gable end and the existing doors are retained. Furthermore, as noted in the application, the framing in the existing gable end is later and non-original. On balance, whilst the current situation projects a strong barn aesthetic, glazing is used in several barn conversion schemes and in terms of maximizing an optimum viable use for this building it is considered that a modest amount of gable-end glazing to facilitate this conversion will not occasion harm.

1.4 Having said that, I am a little apprehensive regarding the justification for what would be two 'annexe' proposals sitting alongside (scheme granted under refs: 20/01432/FPH & 20/01433/LBC). The applicant has, however, made it quite clear that this is to accommodate visiting friends or family members and not for any commercial purposes.

1.5 The proposal will satisfy the provisions of Sections 16(2) (LBC only), 66(1) (FPH only) and 72(1) (both) of the Planning (LB & CA) Act 1990 or fully accord with Section 16 of the Framework or Policy HE1 of the North Hertfordshire Local Plan 2011 – 2031 and is **UNOBJECTIONABLE**.

2.0 Suggested conditions (in addition to standard time condition)

(LBC only)

1. Section details of the relationship between the garage doors and the first-floor bulkhead shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of that part of the development hereby approved. Thereafter the first floor shall be constructed in accordance with the approved bulkhead details.

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

2. Details of mechanical ventilation to the kitchen and bathroom shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of that part of the development hereby approved. Thereafter the mechanical ventilation shall be installed 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 the 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 gable end framing shall be fixed framed (no method of opening) 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 the grade II listed building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Policy HE1 of the Local Plan

4. The external finish of the framing to the glazed section shall match the external finish to the weatherboarding 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 the grade II listed building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Policy HE1 of the Local Plan

(FPH only)

1. The residential annexe hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the dwellinghouse known as Cammocks.

Reason: To avoid the creation of a new dwelling contrary to the planning policies applicable to the area and to avoid the occupation of two separate dwellings by persons unconnected with each other as this would result in an unsatisfactory relationship and inadequate standard of amenity for both properties.

Mark Simmons
Senior Conservation Officer