

North Hertfordshire District Council

Building Conservation comments

File Ref: 25/00454/FP & 25/00455/LBC

Date: 06/06/2025

Planning Officer: HT

Address: 9 High Street, Barkway, Royston, Hertfordshire, SG8 8EA

Subject: see below

- **25/00454/FP** - Conversion and extension of existing outbuilding to create one 4-bed dwelling including raising ridge height and replacement roof, and part two storey and part single storey rear extension following demolition of single storey front lean-to. Erection of detached two-bay cart shed. Erection of brick wall on west boundary and rebuilding existing driveway brick piers to 2m in height and installation of sliding gates.
- **25/00455/LBC** - External and internal alterations to existing outbuilding to facilitate conversion into one 4-bed dwelling including raising ridge height and replacement roof, and part two storey and part single storey rear extension following demolition of single storey front lean-to. Erection of brick wall on west boundary and rebuilding existing driveway brick piers to 2m in height and installation of sliding gates.

1.0 Recommendation

- 1.1 In determining applications, great weight should be given to the conservation of Designated Heritage Assets (para 212, NPPF) and any harm to, or loss of, the significance of a designated heritage asset from development within its setting requires clear and convincing justification (para 213).
- 1.2 It is considered that the proposal is an improvement on that submitted under withdrawn application refs: 24/02169/FP & 24/02170/LBC and on which I commented on 13/12/2024. Consequently and subject to rear gable window (5.6 below), vehicular entrance (5.8 below) and draft conditions at 6.0, the proposal will not harm the host building's special character or the setting / significance of nos. 7 & 9 High Street or harm the character or appearance of the Barkway Conservation Area. The proposal therefore satisfies the provisions of Sections 16(2) (LBC only), 66(1) (FP only) and 72(1) (both) of the Planning (LB & CA) Act 1990 and Policy HE1 of the North Hertfordshire Local Plan 2011 – 2031 and will also accord with Section 16 of the Framework.

2.0 Context

- 2.1 Nos. 7 and 9 (Fairbarns) High Street are grade II listed and are located within the Barkway Conservation Area. Both the building and area are Designated Heritage Assets for the purpose of applying the aims of Section 16 of the NPPF. The outbuilding that is the subject of this application is noted below:



The list entry for nos. 7 & 9 can be seen at the following link;

<https://historicengland.org.uk/listing/the-list/list-entry/1102590?section=official-list-entry>

3.0 The Local Plan and NPPF (Dec 2024)

3.1 Policy HE1 of the North Hertfordshire Local Plan 2011 - 2031 is relevant as are following paragraphs of the NPPF are relevant in the consideration of these cases:

- **135 c)** (*sympathetic to local character and history, including the surrounding built environment*),
- **207** (*local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting*)
- **210** (*desirability of new development making a positive contribution to local character and distinctiveness*),
- **212** (*great weight should be given to the asset's conservation*),
- **213** (*clear and convincing justification*), and
- **215** (*harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use*).

4.0 Previous history

4.1 On 10 September 2018 an appeal was dismissed pursuant to application ref 17/0245/1 for the demolition of existing building and construction of single new dwelling on the resultant plot. The following paragraphs are considered particularly pertinent to the current case:

14. In my view the fall-back scheme would retain its character as a rural outbuilding and appear well related and subordinate to the properties which extend along the High Street frontage, thus leading to no conflict with the pattern of development in the CA or the setting of the adjacent heritage assets.

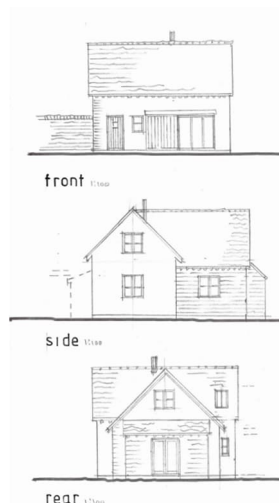
15. In contrast, the proposed dwelling would very much appear as a new modern dwelling of highly domesticated appearance unrelated in character and uncharacteristically positioned to the rear of the traditional buildings either side of it. Furthermore, the significantly larger building so close to Nos 7 & 9 with its elongated domesticated appearance would appear in conflict and insubordinate to Nos 7 & 9.

16. For these reasons, even taking into account the fall-back scheme, the proposal would be harmful and would therefore fail to preserve the character, appearance and significance of the CA. Furthermore, it would also harm and fail to preserve both the settings and significance of Nos 7 & 9 and the Church. The proposal would therefore be contrary to the provisions of the respective sections of the Act and would fail to accord with paragraphs 193 and 197 of the Framework.



4.2 Subsequently, three more applications were submitted and approved:

- **19/00294/LBC** -Internal and external alterations together with rear extension to facilitate conversion of existing garage/outbuilding and create 1no. two bedroom dwelling.
CCON 21.03.2019
- **19/01700/FP** - Remove single-storey lean-to to front elevation. Replace existing roof with steeper pitched roof. Single-storey rear extension with accommodation in roof space. All to facilitate conversion to 2-bed dwellinghouse.
CP 12.10.2020
- **19/01701/LBC** - Remove single-storey lean-to to front elevation. Replace existing roof with steeper pitched roof. Single-storey rear extension with accommodation in roof space. Internal and external alterations. All to facilitate conversion to 2-bed dwellinghouse.
CCON 12.10.2020



5.0 The Proposal

5.1 The scheme considered under withdrawn application refs: 24/02169/FP & 24/02170/LBC is provided below and at 5.2 of my comments under that application, I said that key to a successful conversion and extension scheme will be the extent to which the proposal 'nestles' into this backland site.



5.2 With reference to the Inspector Report under ref:17/0245/1, I considered the above proposal and now the current proposal in terms of whether this is a building 'highly domesticated' in appearance and whether it is a 'significantly larger building so close to Nos 7 & 9' that it would appear to conflict with and would not be subordinate to Nos 7 & 9. It is acknowledged that whilst there

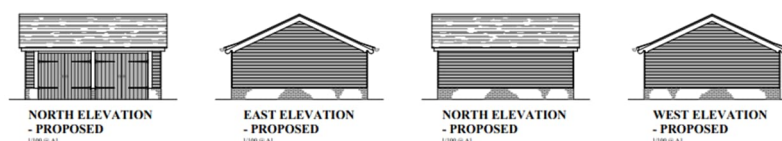
are similarities between the withdrawn and what is now proposed, there are also clear differences.

- 5.3 Last year, I said that the length of the single-storey rear/side section should be reduced to ensure that the overall dwelling remains relatively subordinate to its context but would still deliver a single larger bedroom on the ground floor (achieving a 3-bed unit which would still be one additional bedroom to that previously approved).
- 5.4 I raised concerns regarding the depth of the 2-storey part of the extension which was further compounded by the amount of glazing in the rear gable conveying a highly domesticated appearance. Two-bedrooms were previously shown in the single-storey wing and a further two bedrooms at first floor.
- 5.5 I also advised that the courtyard garden is omitted, and the single-storey extension is effectively placed immediately behind or closer to the boundary wall (which may necessitate some form of box gutter arrangement). This would require the LPA to concede, to an extent, the subordinate character of the host building as this would result in a more substantial dwelling when compared with previous proposal but on balance, would be a reasonable compromise.
- 5.6 The current scheme is more 'compact' with a shorter two-storey and single-storey section and with one bedroom omitted. This arrangement is considered much more acceptable. **However, there is scope to improve the rear gable end by making the first-floor window a smaller, double casement.**



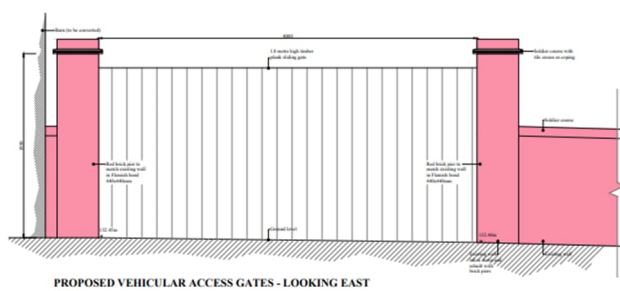
Erection of detached two-bay cart shed.

- 5.7 Last year I said that none of the previous schemes introduced a second built form and that the proposed detached 2-bay cart shed with studio accommodation at first floor, would further consolidate development at the rear of the church and no.9. and would result in a deleterious cumulative impact when considered alongside the proposed dwellinghouse. The studio accommodation at first floor has now been omitted. The latest proposal is smaller in height and footprint. It would be a little disingenuous to call this building a 'cart shed' when it is essentially a double-garage and that is what the proposed floor plan says. I have reconsidered my position on this and conclude that the garage with appropriate roof finish and with side-hung doors and strap-hinges would be unobjectionable.



- 5.8 What I am more concerned about is formalising the entrance. I didn't comment on this previously but in my view the existing arrangement of a 5-

bar field gate is contextually appropriate to the setting of nearby heritage assest and to the appearance of the BCA. **In my opinion, this detail should be changed or omitted.**



6.0 Suggsted conditions (25/00454/FP)

1. Details or sample of the roof materials for the double garage hereby approved shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the roof shall be covered in accordance with the approved materials.

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

2. The converted outbuilding, extensions thereto and the double garage shall have open eaves(exposed rafter feet) 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 outbuilding under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Policy HE1 of the Local Plan

3. Details of the weatherboarding for the converted outbuilding, extensions thereto and the double garage tgoetrher with the external finish shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the weatherboarding 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 this curtilage-listed outbuilding under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Policy HE1 of the Local Plan

4. The double garage doors shall be manufactured in timber and with metal strap hinges 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 outbuilding under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Policy HE1 of the Local Plan.

5. New rainwater goods for the converted outbuilding, extensions thereto and the double garage shall be black-painted cast-iron or aluminium 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 and integrity of this curtilage-listed outbuilding under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Policy HE1 of the Local Plan.

Suggested conditions (25/00455/LBC)

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 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. Prior to the commencement of recovering the outbuilding roof, a sample or details of the roof material shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the roof shall be covered in accordance with the approved roof materials.

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

4. Prior to the occupation of the dwelling the roller door 'shutter' to the front elevation shall be implemented 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 outbuilding under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Policy HE1 of the Local Plan

5. All new windows and doors shall be manufactured in timber and sections details of all new windows (including 1:1 scale of glazing bars and glazing system) and details of method of opening shall be submitted to and approved in writing by the Local Planning Authority prior to their manufacture and installation. Thereafter, the windows 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 this curtilage-listed outbuilding under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Policy HE1 of the Local Plan.

Mark Simmons
Senior Conservation Officer