

CONSERVATION TEAM CONSULTATION APPLICATION RESPONSE

APPLICATION REF:	25/02387/fph
CASE OFFICER:	Tom Rea
APPLICATION SITE:	Oakley Barn Barley Beans Road Peters Green Luton Hertfordshire LU2 8PG
DESCRIPTION OF WORKS:	Single storey outbuilding

RECOMMENDATION:

This application has been subject to a pre application query 24/02507/PREH where comments on the harm to the setting of the listed building were given.

There is NO OBJECTION. The scheme will satisfy the provisions of Sections 16(2) (LBC) and /or 66(1) (FP/FPH) and/or 72(1) (both) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and the aims of Section 16 of the NPPF and Policy HE1 of the North Hertfordshire Local Plan 2011-2031.

SUGGESTED CONDITIONS:

Details and/or samples of materials to be used for the works, hereby granted consent, shall be submitted to and agreed, in writing, by the Local Planning Authority before any works are commenced.

Reason: To safeguard the character and appearance of the listed building to which this consent relates and to comply with Policies SP13 and HE1 of the North Hertfordshire Local Plan 2011 to 2031.

Full joinery details of the proposed new timber doors/windows to a metric scale and 1:1 scale drawings of the proposed glazing bars hereby granted consent, shall be submitted to and agreed, in writing, by the Local Planning Authority before any works are commenced/prior to manufacturing of the doors.

Reason: To safeguard the character and appearance of the listed building to which this consent relates and to comply with Policies SP13 and HE1 of the North Hertfordshire Local Plan 2011 to 2031.

SHORT SUMMARY:

Impact on listed building's special character and/or setting – Less than substantial at the lower end of that spectrum. See analysis paragraph below.

Impact on character and appearance of the conservation area – Not application

Impact on setting of heritage assets and how this affects significance – See analysis paragraph below.

The proposal for the reason stated in the analysis paragraph is considered to cause less than substantial harm and the lower end of that spectrum and therefore not objection is raised.

Site Context:

[Listed Building – curtilage Oakley Barn and Rudwick Hall Barn](#)

The application site is set in open countryside approximately one mile north of Peters Green. It is part of a small complex of buildings formerly associated with Rudwick Hall Farm. The group now comprises the Grade II listed building, Rudwick Hall Farmhouse, located to the west of the application site; two barns now in residential use, the application site, Oakley Barn and the adjacent converted barn, Rudwick Hall Barn and a third barn lying to the west, which is used for garaging and ancillary domestic storage.

Rudwick Hall Farmhouse was added as a Listed Building and the link to the list description is below.

[RUDWICK HALL FARMHOUSE, Kimpton - 1347296 | Historic England](#)

DETAILED ANALYSIS AND CONSIDERATIONS:

The historic farmstead at Rudwick Hall as a planned farm of C19th century layout and possibly contemporary with 1840 house.

With four parallel rows of barns perpendicular to another range joining them at their west ends, and open-fronted shed in the sheds between the rows. Another complex stood south of the house.

This layout could be a rebuilding of an existing farm or piecemeal updating of older buildings.

It is not uncommon for these farmsteads to have evolved in terms layout to add/remove of buildings to suit farming needs.

The proposed new structure will follow a historic pattern of development that is not uncommon with such sites and being set back from the rear elevation of Oakley Barn will retain views to that elevation.

In terms of materials, they are considered to be appropriate and will complement the existing buildings.

There is no impact on the nearby Grade II listed Rudwick Hall Farmhouse due to previous development which involved barn conversions and the clearly delineated boundary between Oakley Barn and the west facing elevation of the Rudwick Hall Farmhouse.

The siting of the new building will be subsumed into the group of existing buildings to the west of the listed building and will have no impact on that setting. See photo below.



As a result of the ongoing evolution of such sites and heritage assets, the proposal is not considered inappropriate and will not have a harmful impact on the setting of the detailed heritage assets.

HERITAGE POLICY ASSESSMENT:

Planning (Listed Building and Conservation Areas) Act 1990:

North Hertfordshire Local Plan 2011-2031:

NPPF (December 2024):

The Local Plan and NPPF

North Hertfordshire Local Plan 2011-2031 and the policies contained within it i.e., Policy HE1. The plan was adopted November 2022.

The relevant paragraph numbers at Section 16 of the July 2021 version of the NPPF have been changed as follows:

197. In determining applications, local planning authorities should take account of:

- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- c) the desirability of new development making a positive contribution to local character and distinctiveness.

199. When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

200. Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification.....

202. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

206. Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.

The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning Note 3 (Second Edition) – December 2017

At para 14 under the sub-heading 'Landscape Assessment and Amenity' it states that "Analysis of setting is different from landscape assessment. While landscapes include everything within them, the entirety of very extensive settings may not contribute equally to the significance of a heritage asset, if at all. **Careful analysis is therefore required to assess whether one heritage asset at a considerable distance from another, though intervisible with it – a church spire, for instance – is a major component of the setting, rather than just an incidental element within the wider landscape.**"

At para 17 it states (my emphasis in bold): "All heritage assets have significance, some of which have particular significance and are designated. The contribution made by their setting to their significance also varies. **Although many settings may be enhanced by development, not all settings have the same capacity to accommodate change without harm to the significance of the heritage asset or the ability to appreciate it.** This capacity may vary between designated assets of the same grade or of the same type or according to the nature of the change. It can also depend on the location of the asset: an elevated or overlooked location; a riverbank, coastal or island location; or a location within an extensive tract of flat land may increase the sensitivity of the setting (i.e. the capacity of the setting to accommodate change without harm to the heritage asset's significance) or of views of the asset. This requires the implications of development affecting the setting of heritage assets to be considered on a case-by-case basis."

Relevant National Guidance i.e. Historic England:

Other relevant documents (Please specify):

CONCLUSION:

[Please see comments given in the analysis paragraph.](#)

OFFICER: Tricia Craggs

DATE: 30.10.2025