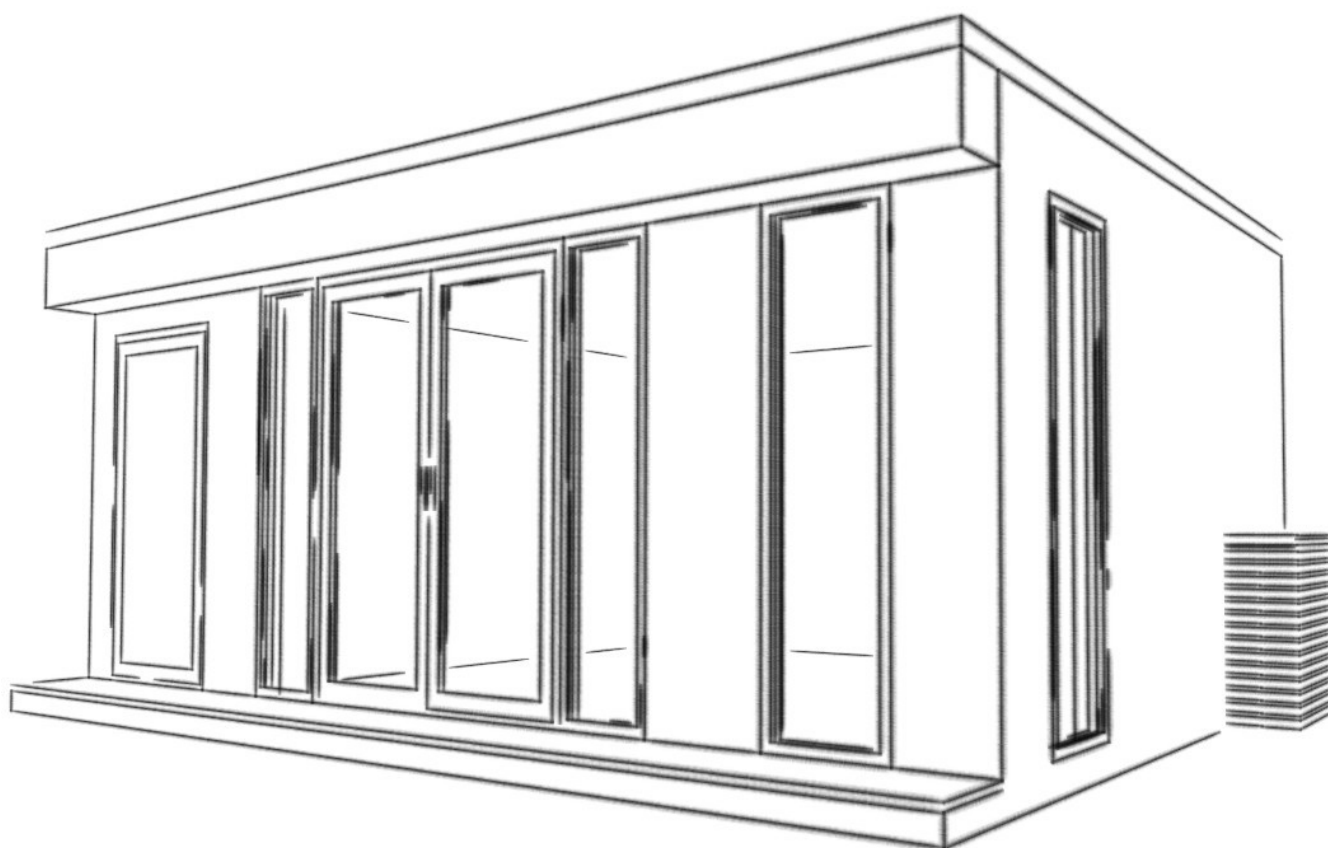


Heritage Statement

5th July 2026

Outbuilding to residential property within
the Great Offley conservation area.



6 Westbury Farm Close
Great Offley
Hitchin
SG5 3FL

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1. Introduction

- 1.1 This statement is prepared for and accompanies the householder planning application made on behalf of the Applicant, Kay Miller, for the proposed erection of an outbuilding at 6 Westbury Farm Close, Great Offley, Hitchin, SG5 3FL.
- 1.2 This statement will consider the planning aspects of the proposed development in relation to the Great Offley Conservation area, adopted planning policies and national requirements.
- 1.3 The statement in conjunction with planning application PP-15035917 and Drawings: 6 Westbury Farm Close – DWG 01 to Westbury Farm Close – DWG 0

2. Site, Surroundings and Background

- 2.1 The Application site is located within the Great Offley Conservation Area and falls within proximity of the North and East Barn Ranges at Westbury Farm (Grade II Listed, Entry: 1103179).
- 2.2 The site comprises a residential dwelling and garden located off Luton Road on the secluded lane of West Bury Farm Close. The small development was completed within the last 25 years and is a modern residential home built in 2001 as part of a sympathetic, high-density residential conversion courtyard scheme. The dwelling sits to the end of Home Farm Close with parking to the front and gardens to the rear and side.
- 2.3 The surrounding development of Westbury Farm originated as a post-medieval farmstead with timber-framed agricultural buildings dating back to circa 1600. The existing traditional brick plinth barns have been conserved and the 21st Century inserted barns have been developed to match the traditional barns. The property at N0.6 is a 21st-century insertion, its interior holds no historic significance, but its *external aesthetic*



and boundaries contribute to the overall unified "agricultural courtyard character" of the Conservation Area.

3. Proposed Development

- 3.1 The application proposes the erection of an outbuilding incidental to the main dwelling (6 Westbury Farm Close – DWG 04 and DWG 05), to replace an existing garden shed (Figure 3.1)

Figure 3.1



- 3.2 The multipurpose building will measure 6m x 4m, with a flat roof height of 2.8m. The proposed construction will be of timber frame and high-quality black douglas fir cladding and aluminium double glazing to sit comfortably with the existing courtyard character. (Figure 3.2). The extra height to accommodate a green roof.

Figure 3.2



4. Planning History

- 4.1 There have been several applications for improvements since the initial development of Westbury farm. Notably, most recently the Granted application for a front facing outbuilding to 5 Westbury Farm Close.

25/02069/FPH

- 4.2 The further application of the granted 25/02069/FPH resubmitted and GRANTED with a burner.

26/01183/LBC

5. Planning Assessment

- 5.1 Located to the Southwest Boundary overlooking open fields and a further new development to the Southeast. The outbuilding will be screened by existing boundary fencing to the new development and visible from agricultural fields.
- 5.2 The outbuilding has been designed to fit in with existing Westbury farm development and has the added advantage of a green roof. The extended eaves height of 2.8m to facilitate the proposed green roof.
- 5.3 Black stained douglas fir that matches the 2001 barn-conversion palette. High end aluminium glazing aligns with the current property aesthetic.

6. Conclusions

- 6.1 The proposed outbuilding is single storey and only 21.47sqm internally and will make little impact upon the Great Offley conservation area and have no impact on the listed farmhouse to the East. The building will sit upon low impact steel ground screws and be built to a premium aesthetic with a combination of black glazing frames and black douglas fir wood cladding, therefore improving the general features of the garden with little to no view possible from the neighbours and passers-by.

The outbuilding proposed is easily installed with minimal disruption and hand tools and will replace an existing tired outbuilding.

The proposal comprises sustainable development, as well as complying with National and local planning policy.

