

DELEGATED FILE NOTE

CASE OFFICER: ...Melissa Tyler.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/00384/LBC	Insertion of rear bifold doors and window following removal of existing window	Daubentons Manor Farm Church End Barley Royston Hertfordshire SG8 8JW

Submitted Plan Nos

2427.01 2427.03A 2427.04A

1.0 Policies

D1	Sustainable design
D2	House exts, replcmnt dwellings outbuild
D3	Protecting living conditions
HE1	Designated heritage assets

2.0 Site History

2.1 See file for full detailed planning history:

3.0 Representations

3.1 **Barley Parish Council** – No objection.

Ecology - there would be no ecological objection to the proposal.

4.0 Planning Considerations

4.1 **Site and Surroundings**

- 4.1.1 Daubentons Barn is grade II listed and forms part of a residential barn conversion scheme granted planning permission and listed building consent in 1995. The site is located within Barley Conservation Area.

4.2 **Proposal**

- 4.2.1 The works involve *“Insertion of rear bifold doors and window following removal of existing window”*.

4.3 **Key Issues**

- 4.3.1 The key issues are to assess the impact of the proposal upon Daubentons and the character & appearance of the Barley Conservation Area.
- 4.3.2 following consultation with the Conservation officer the proposed development to insert bifold doors and a new window to the rear elevation is supported as this will not affect historic fabric of significance as this wall is of later construction to the original barn.
- 4.3.3 The new apertures will not be highly visible from the public domain due to the location on the rear elevation.
- 4.3.4 The proposal is considered to cause no harm. The proposals would preserve the architectural and/or historic interest of the listed building and therefore complies with sections 16 (1) of the Act.
- 4.3.5 The proposals would preserve the character and/or appearance of the conservation area and therefore complies with section 72 (1) of the Act.
- 4.3.6 There is NO OBJECTION/S. The scheme will satisfy the provisions of Sections 16(1) and 72(1) 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.

5.4 **Alternative Options**

- 5.4.1 Nonapplicable.

5.5 **Pre-Commencement Conditions**

- 5.5.1 Nonapplicable.

5.6 **Conclusion**

- 5.6.1 It is considered that the proposal will not occasion harm to the listed building's special character or harm the character or appearance of the Barley Conservation Area. The proposal would satisfy the provisions of Sections 16(2) & 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, the aims of Section 16 of the NPPF and the aims of Policy HE1 of the North Hertfordshire Local Plan 2011-2031.

6.0 **Recommendation**

- 6.1 I recommend that listed building consent be **GRANTED** subject to the following condition:

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.

Signed  Shaun Greaves Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 28 May 2025	