

DELEGATED FILE NOTE

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

**APPLICATION
REFERENCE**

**BRIEF DESCRIPTION OF
DEVELOPMENT**

APPLICATION SITE

25/00253/FPH

Conversion of part of barn to form
additional annexe ancillary to main
dwelling

Cammocks
Chapel Street
Hinxworth
Hertfordshire
SG7 5HN

Submitted Plan Nos

PL001 001 002 004 AA-05 005 003 AA-01

1.0 Policies

D1 Sustainable design

D2	House exts, replcmnt dwellings outbuild
D3	Protecting living conditions
HE1	Designated heritage assets
HS6	Relatives and dependents accommodation

2.0 Relevant History

- 2.1 20/01433/LBC Internal alterations to barn to facilitate conversion to an annexe ancillary to main dwelling; Single storey side extension to existing dwelling following demolition of workshop; Internal alterations to main dwelling to create first floor en-suite bathroom. CCON
- 2.2 20/01432/FPH Conversion of part of barn to form an annexe ancillary to main dwelling and single storey side extension to existing dwelling following demolition of workshop. CP
- 2.3 20/02973/LBC Rethatch barn in header-stripped, round bale, long straw with flush wrap-over ridge (amended description confirmed on 09/02/2021) CCON
- 2.4 25/00254/LBC Internal and external alterations to barn to facilitate part barn conversion to form additional annexe ancillary to main dwelling TBD

3.0 Representations

- 3.1 Hinxworth Parish Council – With reference to the above application the Hinxworth Parish Council voted to NO OBJECTION to this application
- 3.2 **Conservation Officer** – makes detailed comments on the associated listed building case concluding that the proposals would not be objectionable.

4.0 Planning Considerations

4.1 Site & Surroundings

- 4.1.1 Cammocks and a thatched barn on the east side of the house are separately grade II listed and are located within the Hinxworth Conservation Area. The buildings and the area are Designated Heritage Assets for the purpose of applying the aims of Section 16 of the NPPF. The entries on the Statutory List of Buildings of Special Architectural or Historic Interest reads as follows:

House, formerly farmhouse. Probably C15-16 in origin. Mid C17 cross wing on SE end. Timber frame. Plastered walls. Plain tile roof. 2 storeys. The front (SW) elevation has 3 3-light leaded casements. The crosswing projects on right and in re-entrant angle is a lean-to with a reset C16 4-centre-arched wooden door with moulded frame and chamfered spandrels. Central C17 red brick ridge stack to main range. Towards rear of wing is a mid C17 stack with square base and 2 diagonal-set shafts. Clunch base of stack exposed at rear. The SE elevation of wing has a C17 2-light leaded casement.

and

Barn. C17. Timber frame. Weatherboarded. Thatched roof, half hipped on SW end. Painted brick base. 5-6 bays. Road elevation has 3 C19 glazing bar casements. The SW end has a canted angle.

4.2 Proposal

4.2.1 The application seeks permission for the following:-

Conversion of part of barn to form additional annexe ancillary to main dwelling. the proposal is limited to the North end of the barn, which currently is a vaulted garage. there is no change to the external elevations, utilising existing openings, other then the north elevation with the introduction of a glazed feature above the existing garage doors.

The use is exclusively ancillary to the use of the main house to provide a day to day home office but also to provide additional guest overnight accommodation, especially for the applicants' extended family who live overseas and visit annually.

4.3 Key Issues

4.3.1 The key issues for consideration are as follows:

- The principle of the conversion of the barn outbuilding for use as an annexe and if it satisfies the criteria set out in Policy HS6 of the Local Plan.
- The acceptability of the design of the proposed development and its resultant impact on designated heritage assets.
- The impact that the proposed development would have on the living conditions of Neighbouring properties.

Principle of annexe accommodation

4.3.2 Policy HS6 of the Local Plan – Relatives' and dependences Accommodation states that

Planning permission for relatives' and dependents' accommodation formed by the adaptation or extension of the main dwelling will be permitted provided that:

- a) a genuine need for the accommodation is demonstrated;***
- b) the annex is subordinate to the main dwelling and designed in such a way that it can be easily (re-)incorporated into the main house if use as an annex ceases;***

c) any development would not exceed the size of extensions that would otherwise normally be acceptable; and

d) the occupation of the accommodation is restricted by condition.

Free standing annexes will be allowed where the above criteria are met and it can be demonstrated that adaptation or extension of the main house is not possible.

4.3.3 In regard to part A of the above policy, justification by the agent has been submitted to demonstrate a genuine need for the additional annexed accommodation.

4.3.4 In regard to part B, given the listed building an extension to the main dwelling would be more harmful. Following the alterations to the existing garage the proposed development would become a separate dwelling in its own right, capable of being occupied independent of the host dwelling and, as such, I propose a condition to restrict the use of the annexe to be a separate dwelling.

4.3.5 In regard to part C, in my view the proposed development is acceptable as its scale and form and would not result in a form of development that would appear visually intrusive and dominating in the context of this street scene and in relation to host dwelling given its location. The barn building is located in close proximity to the existing dwelling, and the alterations are very minor. Consequently I do not consider it would result in any significantly greater impact upon the area or the visual amenities of the locality as its form would remain unaltered in public views other than the new window on the gable end. I also do not consider that the activity associated with the annexe would result in any significant harm to the rural area beyond the Green Belt or policy objectives here.

4.3.6 As such, in line with the above, the proposed conversion of this building into an annexe is considered acceptable in principle, in line with Policy HS6 of the Local Plan.

Residential Amenity

4.3.7 A core planning principle set out in the NPPF is to always seek to secure a good standard of amenity for all existing and future occupants of land and buildings. This principle is reflected in the provisions of Policy D2 and D3 of the LP.

4.3.8 The proposed annexe would not extend the footprint of the existing structure and would be contained within the existing building. This element would not have any material impact upon any nearby residential amenity. The proposals are of a design and scale that would not impact upon the residential amenities currently enjoyed by any adjoining residential property, in my view.

Heritage Assets

4.3.9 I have noted the comments of the Conservation Officer. He has commented as follows:-

I conclude that the proposal will not harm the special character of the main house or the barn and will not harm the character or appearance of the Hinxworth Conservation Area. I, therefore, raise NO OBJECTION on the basis that the development would satisfy the provisions of Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and satisfy the aims of Section 16 of the NPPF and Policy HE1 of the emerging North Hertfordshire Local Plan 2011 - 2031 Proposed Submission (September 2016) Incorporating The Proposed Main Modifications (November 2018).

Highways/Parking

- 4.3.10 The site provisions for off-street parking are satisfactory. In my view there would be no disruption to highway safety as a result of the proposals.

Ecology

- 4.3.11 The proposals to use part of the barn are very minor with minimum disruption to the building. I do not consider that there would be an ecological impact here. However, I have added an informative to alert the applicant that in the event of bats being present the wildlife implications must be addressed.

4.4 Conclusion

- 4.4.1 In the absence of any material or sustainable objections on planning grounds I have framed a favourable recommendation accordingly.

5.0 Recommendation

- 5.1 That planning permission be **GRANTED** subject to the following conditions:

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: To comply with the provisions of Section 91 of the Town and Country Planning 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. 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.

Biodiversity Net Gain

1. This development is not subject to the statutory Biodiversity Gain Plan condition because it is considered exempt under the statutory exemptions (<https://www.gov.uk/guidance/biodiversity-net-gain-exempt-developments>) or transitional arrangements in respect of the biodiversity gain condition.

Proactive Statement:

Planning permission has been granted for this proposal. The Council acted proactively through positive engagement with the applicant during the determination process which led to improvements to the scheme. The Council has therefore acted proactively in line with the requirements of the Framework (paragraph 38) and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015.

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