

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/00383/FPH	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

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**

Design and appearance

4.3.1 It is considered that the proposed bi-fold doors and window are sympathetic to the existing house in height, form, proportions and materials.

Impact on heritage assets

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.

Impact on neighbours

- 4.3.7 In terms of impact on neighbouring amenity, the new window and bi-folds will be on the rear elevation where existing windows are placed, given that the new fenestration is at ground floor, I am satisfied that there will be no overlooking and subsequent loss of privacy to the occupant(s) of neighbouring properties.

Parking

- 4.3.8 The development has no parking implications

Biodiversity

- 4.3.9 This application is exempt from the need to deliver 10% biodiversity net gain under the Environment Act 2021 legislation

Climate Change

- 4.3.10 The proposed development is of a scale that will have no impact on local climate change.

4.4 **Conclusion**

- 4.4.1 The proposal is acceptable in planning terms.

4.5 **Alternative Options**

- 4.5.1 None applicable

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.

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. Discussion with the applicant to seek an acceptable solution was not necessary in this instance. 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	

