

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/00254/LBC	Internal and external alterations to barn to facilitate part barn conversion to form additional annexe ancillary to main dwelling	Cammocks Chapel Street Hinworth Hertfordshire SG7 5HN

Submitted Plan Nos

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

1.0 Policies

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 Hinworth Parish Council – With reference to the above application the Hinworth 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

- 1.1.1 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 material considerations are design and impact upon the Conservation Area and listed building.

Heritage Assets

- 4.3.2 Following comments from the Conservation officer amendments were sought of the window details on the gable end.

- 4.3.3 Following these amendments the following comments were received:

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).

- 4.3.4 I concur with the recommendation of the Conservation Officer and have recommended a number of conditions.

4.4 Conclusion

- 4.4.1 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 Hinxworth 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.

5.0 Recommendation

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

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.

2. Section details of the relationship between the garage doors and the first-floor bulkhead shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of that part of the development hereby approved. Thereafter the first floor shall be constructed in accordance with the approved bulkhead details.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the grade II listed building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Policy HE1 of the Local Plan

3. Details of mechanical ventilation to the kitchen and bathroom shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of that part of the development hereby approved. Thereafter the mechanical ventilation shall be installed in accordance with the approved details.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the grade II listed building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Policy HE1 of the

Local Plan

4. The gable end framing shall be fixed framed (no method of opening) unless otherwise agreed and approved in writing by the Local Planning Authority.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the grade II listed building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Policy HE1 of the Local Plan

5. The external finish of the framing to the glazed section shall match the external finish to the weatherboarding unless otherwise agreed and approved in writing by the Local Planning Authority.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the grade II listed building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Policy HE1 of the Local Plan

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