

DELEGATED FILE NOTE

CASE OFFICER: ...Henry Thomas.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
24/01543/LBC	Replace existing entrance steps with an access ramp and replace existing retaining wall.	Reading Room 12 High Street Barkway Royston Hertfordshire SG8 8EE

Submitted Plan Nos

S1 S2 RR/TB/24/1 RR/TB/24/2 Location Plan

1.0 Policies

D1 Sustainable design

D3	Protecting living conditions
SECN12	Achieving well-designed places
SECN16	Conserve + enhance historic environment
HE1	Designated heritage assets

2.0 **Relevant Site History**

- 2.1 24/01542/FP - Replace existing entrance steps with an access ramp and replace existing retaining wall.
Concurrent Application.
- 2.2 12/01464/1LB - Installation of grab rail to main entrance and exterior light above entrance porch
Conditional Consent.
- 2.3 10/00877/1LB - Damp proof tanking and dry-lining involving modified window and door rebates.
Conditional Consent.
- 2.4 01/01373/1LB - Internal alterations to form kitchen and WC.
Conditional Permission.

3.0 **Representations**

- 3.1 **Site Notice and Neighbour Consultation** – None received.
- 3.2 **HCC Highways** – No objection subject to Informative.
- 3.3 **Barkway Parish Council** – None received.
- 3.4 **HCC Archaeology** – None received.
- 3.5 **Conservation Officer** – No objection.

The building is Grade II listed (list entry number: 1102600), located within the Barkway Conservation Area. Listed as part of the a group listing which comprises Number 14 High Street and the Reading Room/ Parish Hall, the building is multi-phased. Number

14 is a thatched dwelling, dating from the seventeenth century whilst the Reading Room is brick and dates from the nineteenth century.

The Reading Room is accessed via the side elevation, set behind a small section of grass. The proposal seeks to change the landscaping in this area to create a new, accessible entranceway. This will remove a section of the grass, with the ramp in a dogleg formation, with brick walls to its edges. The pathway will be paved.

Subject to the following condition, the proposal is considered to have no negative effect on the significance of the Conservation Area or the setting of the listed building. The condition is recommended to ensure the development is executed appropriately.

4.0 Planning Considerations

4.1. Site and Surroundings

- 4.1-1. The Reading Room is a Grade II listed, single storey, end terrace building which is orientated perpendicular to the high street. The building is currently a community space for charities usage. The site is located on the west side of the Barkway High Street and is within the settlement boundary and the Barkway Conservation Area.

4.2. Proposal

- 4.2-1. Replace existing entrance steps with an access ramp and replace existing retaining wall.

4.3. Key Issues

- 4.3-1. The key issues for consideration is the impact that the proposed development would have on the special character, setting and significance of the Listed Building, and whether the proposal would preserve or enhance the character and appearance of the Codicote Conservation Area.
- 4.3-2. Comments were received from the Conservation Officer. These comments advised that the proposal is considered acceptable and would be unobjectionable. The conclusion of these comments was a No Objection subject to conditions being implemented.
- 4.3-3. There have not therefore been any objections raised by the Council's Conservation Officer, which is given significant weight. The impacts of the proposal on the character and appearance of the building and its significance as a designated heritage asset are considered acceptable.

4.4. Conclusion

- 4.4-1. It is considered that the proposal will not occasion harm to the listed building's special character, therefore, satisfies the provisions of Section 16(2) 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.

4.5. Alternative Options

- 4.5-1. None applicable.

4.6. Pre-Commencement Conditions

4.6-.1. None applicable.

5.0 **Recommendation**

5.1. That Listed Building Consent 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. Prior to their first use on site, samples of all new materials to be used on the external finishes (boundary walls and paving) should be submitted to, and approved in writing, by the local planning authority. The development shall be implemented in accordance with the approved details and permanently maintained as such.

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(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Policy HE1 of the North Hertfordshire Local Plan 2011-2031.

Signed  Sam Dicocco Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 25 October 2024	