

Your ref:

Our ref: BIBB 2 TP 20a

Date: 2nd December 2024 amended 15th Jan 2025

Via planning portal

North Herts Council
Planning Department
Council Offices,
Gernon Road,
Letchworth Garden City,
Hertfordshire
SG6 3JF

c.c. Matt Evans & Lewis Charlesworth

Dear Sirs

PLANNING AND HERITAGE STATEMENT

**RE: HOUSEHOLDER AND LISTED BUILDING CONSENT, FOR CREATION OF LINK
BETWEEN LISTED BARN AND NON LISTED OUTBUILDING.**

Bibbsworth Hall Farm, Bibbs Hall Lane, Ayot St Lawrence, Hitchin, Herts, SG4 8EN

We apply for listed building and householder consent to formally link the Listed barn and to the studio building it abuts. The conversion of the barn to ancillary accommodation was granted on 12 December 2023 - 23/01998/FPH and 23/01999/LBC.

The structures are linked by a short wall and virtually touch. It is proposed to create a link between the existing timber framework of the barn to the studio, in an area where the sole plate was in poor condition and was sat on a concrete wall (previous intervention).

The infill wall will be timber clad to match the cladding of the barn, and the small area of the roof will be finished in lead to form a valley gutter in lead.

There will be no external change in the appearance of the barn and studio as this formalises the abutting relationship of these two structures and will assist in ensuring the barn structure has longevity.

I append drawings.

- 22 BIBB SL1 – Site Location Plan
- 23 BIBB SP3a- Approved Site Plan for Barn Conversion.
- 24 BIBB SP4 – Proposed Site Plan.
- 24 BIBB P12 – Existing and Proposed Plans and elevations

This further application follows on from pre-application discussions (22/02304/PRELB) with Conservation Officer Mark Simmons, who commented.

- *That converting the existing barn to an incidental use but avoiding any new openings should be acceptable and would allow for the repair of this listed structure.*

A Listed Building Application (20/01255/LBC) was submitted at the same time as permitted application (20/01254/FP). The listed building application was withdrawn as the Conservation Officer considered that none of the buildings subject to permission (20/01254/FP) were listed.

The Conservation Officer commented in his consultation response.

Immediately to the south-west of the farmhouse stands a timber-framed, asbestos corrugated roof barn which is the oldest of the structures directly affected by this proposal and appears to have performed an ancillary function to the main house and is, therefore, regarded as being curtilage-listed (B4 in the Design and Access Statement. Behind this are two buildings: B5 is a pre-1914 brick / weatherboarded / tiled structure built off an earlier brick/flint wall whilst B7 is also a pre-1914 structure. Previously I stated that both buildings are to be regarded as curtilage-listed if they performed an ancillary use to the farmhouse at the time that the farmhouse was listed (21 March 1984).

Apart from perhaps retaining the flint wall on this building's west side, I have previously stated that I would be prepared to support (even positively encourage) the removal of B5 on the basis that this would better reveal the rear of B4 and quite plausibly improve the setting to the farmhouse. I note, however, that B5 is proposed to be retained within the curtilage of the farmhouse. In fact, the submitted DAS also confirms that B4 is the only curtilage-listed building.



The wider site benefits from permission 20/01254/FP. The approved application provided an analysis of the evolution of the site (produced by www.clague.co.uk)

Evolution of the site



Bibbsworth Hall Farmstead in 1892

The earliest available map of Bibbsworth Hall Farm shows the farmstead already well established with the farmhouse set to the side next to a historic orchard.

The building arrangement was very linear forming two distinct yards inter connected through buildings and smaller yards serving open fronted structures.

The buildings to the north formed a strong frontage to Bibbs Hall Lane with one building protruding into the street scape.

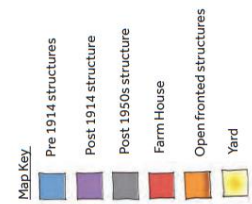
The buildings to the west stood separate but close enough to be considered part of the building cluster.



Bibbsworth Hall Farmstead in 1923

The 1923 OS map shows the farmstead changed little. The addition of a new building to the north strengthened the street front, forming a third yard linked to the main yard through one of the existing structures.

A building in the farmhouse's street facing garden was removed along with the small structure which had been projecting into the street scape, opening up the orchard and garden more clearly to the farmyard



Bibbsworth Hall Farmstead in 1958

By 1958 the farmstead had changed dramatically with most of the linear line of buildings removed and new structures added. Some of the new structures had open frontages and are larger in scale compared to some of the older structures.

The historic, ergonomic piecemeal style of development has been distorted by the adoption of a more structured rectilinear plan. Wider, flowing access is gained to all buildings with the yards having a more open ended relationship with the wider landscape rather than tighter access points.

A rear extension was added to the farmhouse around this period and one of the small structures within its curtilage removed.

Bibbsworth Hall Farmhouse was listed in 1984. The listing notes

Official list entry
Grade: II
List Entry Number: 1102780
Date first listed: 21-Mar-1984

BIBBSWORTH HALL FARMHOUSE, AYOT ST LAWRENCE ROAD
County: Hertfordshire
District: North Hertfordshire (District Authority)
Parish: Kimpton
National Grid Reference: TL 18107 16771

Farmhouse. Mid C18. Timberframed interior. Red brick casing, possibly of the mid C19. Hipped Plain tile roof. 5-window range with 1 window towards road. Plinth, floor band, angled brick eaves. C20 wooden casements. Centre of E elevation has a very good mid C18 doorcase: 4 fielded Panels, 2 glazed; moulded wood frame; architrave surround; carved consoles; pulvinated frieze; Pediment.



Front Elevation

Elevations prior to implementation of permission 23/01999/LBC



Rear Elevation



Condition of Brickwork plinth below sole plate prior to implementation of permission
23/01999/LBC



Right Handside Elevation prior to implementation of permission 23/01999/LBC



Internal photographs of Barn prior to implementation of 23/01999/LBC

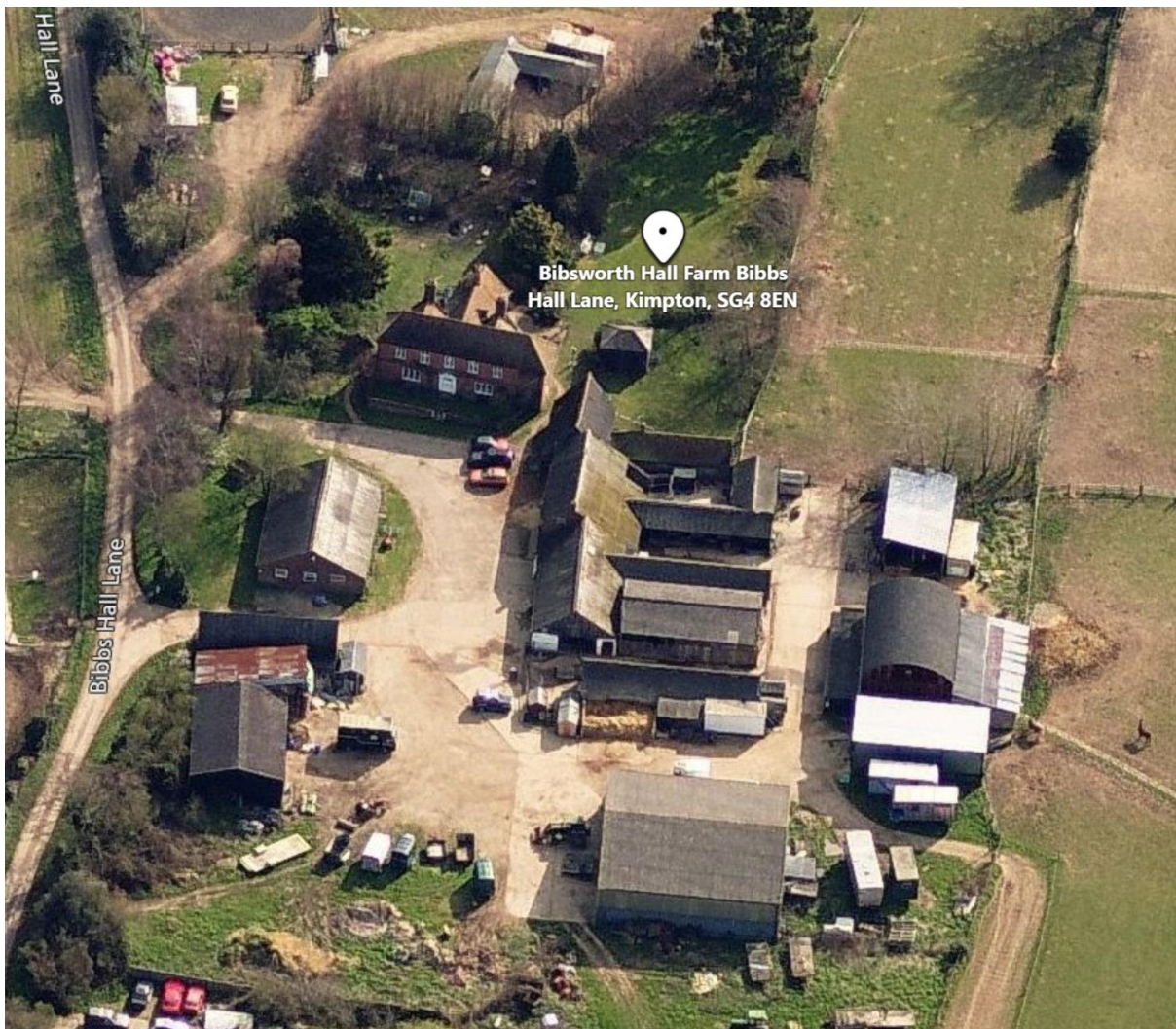




Internal photographs of Barn prior to implementation of 23/01999/LBC



Aerial Photographs



Relationship between studio and barn after commencement of permission 23/01999/LBC



Listed barn from front.



Studio and barn



Gap between existing barn timbers where opening can be created after commencement of permission 23/01999/LBC.





Photographs of linking wall on western elevation after commencement of permission 23/01999/LBC.



I trust that the enclosed is to your satisfaction and contains sufficient information for you to be able to register and determine the application. Nevertheless, if you require any further information or clarification, please do not hesitate to contact me.

Yours sincerely

Mark Longworth

MARK LONGWORTH (RIBA) - DIRECTOR
For DP Architects