

DELEGATED FILE NOTE

CASE OFFICER: ...Vicki Wood.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
26/01493/S73	Variation of condition 2 (revised plans) of planning permission 26/00819/FPH granted 13/05/2026	109 High Street Barkway Royston Hertfordshire SG8 8ED

Submitted Plan Nos

Location Plan 914/26/02 914/26/03 914/26/04A

1.0 Policies

1.1. **National Planning Policy Framework (2024)**

Section 2 Achieving sustainable development

Section 12 Achieving well-designed places

Section 14 Meeting the challenge of climate change, flooding and coastal change

Section 16 Conserving and enhancing the historic environment

1.2. **North Hertfordshire Local Plan (2011-2031)**

Strategic Policies

Policy SP1 Sustainable development in North Herts

Policy SP2 Settlement Hierarchy and Spatial Distribution

Policy SP9 Sustainable design

Policy SP13 Historic environment

Development Management Policies

Policy D1 Sustainable design

Policy D2 House extensions, replacement dwellings and outbuildings

Policy D3 Protecting living conditions

Policy HE1 Designated heritage assets

1.3 **Barkway and Nuthampstead Neighbourhood Plan (2025)**

Policy BN H2 Design and Layout

Policy BN H3 Sustainable Construction

Policy BN HA3 Barkway Conservation Area

2.0 **Relevant Site History**

- 2.1 Planning permission was granted under reference 26/00819/FPH for the erection of a detached garden/pool room. Prior to this, application 24/00771/FPH was approved for the installation of a swimming pool and associated pump house in the rear garden. This was followed by a subsequent application submitted under 24/01594/S73 for removal of Condition 1 (Archaeological WSI) attached to the earlier permission, which was also approved.

3.0 **Representations**

- 3.1 **Press, Site and Neighbour notification** – None received.

- 3.2 **Barkway Parish Council** – No objection.

3.3 **HCC Historic Environment (Archaeology)** – No objection.

4.0 **Planning Considerations**

4.1. **Site and Surroundings**

4.1.1 109 High Street is a Grade II listed building comprising a two-storey detached residential dwelling, set within gardens to the front, side and rear. A swimming pool is already located within the rear garden, for which planning permission was granted in 2024.

4.1.2 The application site lies within the Barkway Conservation Area and is within the settlement boundary for the village where development is generally acceptable subject to planning policy.

4.2. **Proposal**

4.2.1 Variation of Condition 2 (revised plans) of planning permission 26/00819/FPH granted 13/05/2026

4.2.2 Condition 2 of 26/00819/FPH states:

‘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.’

4.3. **Key Issues**

4.3.1 The key issues for consideration are:

- The acceptability of the design of the proposed development and its resultant impact on the character and appearance of the Conservation Area.
- The impact that the proposed development would have on the living conditions of neighbouring properties.
- The impact that the proposed development would have on the environment.

Design & Appearance

4.3.2 The objectives of the National Planning Policy Framework (NPPF) include those seeking to secure the creation of high quality, beautiful and sustainable buildings and places (Section 12 – Achieving well-designed places). Paragraph 131 of the NPPF states that “*Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities*”. In this regard, Policy D1 and D2 of the Local Plan are consistent with the objectives set out within the NPPF.

4.3.3 The proposal would result in minor alterations to the external appearance of the dwelling through changes to the fenestration arising from the re-configuration of the internal

layout of the proposed garden/pool room. These external alterations comprise the removal of a window from the north facing elevation, the addition of a window within the east facing elevation, and alterations to the design of the bi-fold doors on the south facing elevation. No other external alterations are proposed.

- 4.3.4 I am satisfied that the design changes are acceptable and in accordance with Policy D1 of the Local Plan and Section 12 of the NPPF.

Impact on Heritage Assets

- 4.3.5 Within a Conservation Area, the Council has a duty to pay special attention to the desirability of preserving or enhancing the character or appearance of that area, in accordance with Section 72 of the Listed Building and Conservation Areas Act (1990). Furthermore, Section 16 of the NPPF sets out guidance relating to sustaining and enhancing heritage assets. In this regard, Policy HE1 of the Local Plan is consistent with the NPPF.
- 4.3.6 When considering the impact of proposed development on the significance of a designated heritage asset (such as a Conservation Area), the NPPF notes that great weight should be given to the asset's conservation; the more important the asset, the greater the weight should be.
- 4.3.7 The proposed changes are of a minor scale and would not result in any significant impact on the setting of the listed building or on the character and appearance of the conservation area. As such, I am satisfied that the proposal would not cause harm to the heritage significance of the conservation area and would be in accordance with Policy HE1 of the Local Plan and Section 16 of the NPPF.

Archaeology

- 4.3.8 When considering the impact of proposed development on the significance of a designated heritage asset (such as archaeology), the NPPF (Section 16 – Conserving and enhancing the historic environment) notes that great weight should be given to the asset's conservation; the more important the asset, the greater the weight should be. In this regard, Policy HE4 of the Local Plan is consistent with the NPPF.
- 4.3.9 The proposed development is of a minor scale within an already built-up area and is unlikely to disrupt subterranean heritage.
- 4.3.10 I am satisfied that the development is in accordance with Policy HE4 of the Local Plan and Section 16 of the NPPF.

Impact on Neighbouring Properties

- 4.3.11 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 D3 of the Local Plan.
- 4.3.12 I am satisfied that the minor design alterations to the fenestration would not impact neighbouring amenity to any significant degree. As such, the proposed changes are

considered acceptable and in accordance with Policy D3 of the Local Plan and Section 12 of the NPPF.

Highways and Parking

- 4.3.13 The development would not impact existing off-street parking arrangements.

Biodiversity Net Gain (BNG)

- 4.3.14 This development is not subject to the statutory Biodiversity Gain Plan condition because it is exempt under the statutory exemptions as set out in paragraph 17 of Schedule 7A of the Town and Country Planning Act 1990 and the Biodiversity Gain Requirements (Exemptions) Regulations 2024.

Environmental Implications

- 4.3.15 The Council's Sustainability Supplementary Planning Document (2024) seeks to ensure that new developments are future proofed against the challenge of climate change.
- 4.3.16 Section 14 of the NPPF sets out how the planning system should support the transition to a low carbon future. The principles set out in Section 14 are reflected in Policy D1 of the Local Plan, which sets out that development proposals should take all reasonable opportunities to reduce energy consumption and waste, retain existing vegetation and propose new appropriate planting, and future proof for changes in technology and lifestyle.
- 4.3.17 Based on the details submitted, the proposed development, is unlikely to have any significant implications for the local environment in terms of carbon emissions and therefore would be generally in compliance with Policy D1 of the Local Plan and Section 14 of the NPPF.

4.4 **Conclusion**

- 4.4.1 The proposed development is considered acceptable and in accordance with Policies SP1, SP9, SP13, D1, D2, D3 and HE1 of the Local Plan 2011-2031 and Sections 2, 12, 14 and 16 of the NPPF.

4.5 **Alternative Options**

- 4.5.1 N/A

4.6 **Pre-Commencement Conditions**

- 4.6.1 N/A

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 grant of planning permission 26/00819/FPH dated 13th May 2026.

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.

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  Anne McDonald	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 3 August 2026	