

CONSERVATION TEAM CONSULTATION APPLICATION RESPONSE

APPLICATION REF:	26/00247/S73A
CASE OFFICER:	WT
APPLICATION SITE:	Bibbsworth Hall Farm, Bibbs Hall Lane, Kimpton, Hitchin, Hertfordshire, SG4 8EN
DESCRIPTION OF WORKS:	Section 73A Application: Variation of condition 2 (revised plans) of planning permission 22/02296/FPH granted 24.11.2022 for erection of detached double carport including creation of driveway. (Development already carried out).

RECOMMENDATION:

I raise **NO OBJECTION** to the omission of the log store or to the proposed garage doors but object to the existing doors (see condition). Consequently, the proposal satisfies the provisions of Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and the aims of Para 135 c) and Section 16 of the NPPF and Policy HE1 of the North Hertfordshire Local Plan 2011-2031.



SHORT SUMMARY:

Harm, preserve or enhance.

There is a case to say that the garage doors will occasion a low level of less than substantial harm to the setting of Bibbsworth Hall Farmhouse.

SITE CONTEXT:

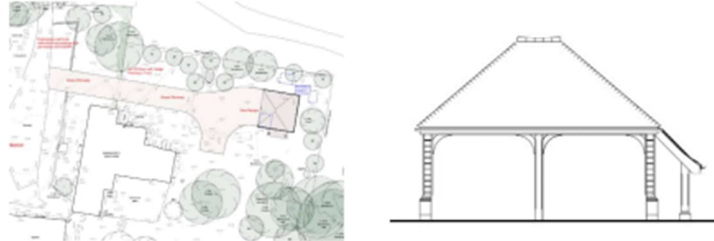
Bibbsworth Hall Farmhouse is grade II listed and is therefore a Designated Heritage Asset for the purpose of applying the aims of Section 16 of the NPPF. See list entry at link below:

<https://historicengland.org.uk/listing/the-list/list-entry/1102780?section=official-list-entry>

DETAILED ANALYSIS AND CONSIDERATIONS:

In my comments under ref: 22/02296/FPH on 14 November 2022 I wrote the following:

3.2 Although a small section of garden wall is proposed to be removed to enable the driveway to be created, I find this unobjectionable. In addition, the size, location and design of the carport is also considered unobjectionable. Having said that and on a very minor point, if the central post was to receive a brick plinth (which would be a better design detail and like the log-store detail) then, to ensure adequate width of parking spaces, may be the width of the building needs very slightly increasing?



The following scheme was approved for the double car port.

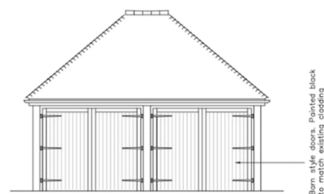
AS APPROVED



I note that the changes to this building are:

- Introducing 'barn style doors' and for these to be painted black, and
- Omission of catslide roof-log-store to side elevation.

The drawing below indicates vertical boarding and three-strap hinges to each door.



PROPOSED FRONT ELEVATION 1:50

The case officer's photos show what look like plywood doors with two strap hinges per door. The quality of these doors is such that they appear to be a temporary measure pending installation of more appropriate doors. Not only that, but the strap hinges do not align.

There is supporting commentary in the application to suggest that better doors are proposed, and the description of development does state 'development already carried out'. The case officer has confirmed this to be the case stating "the ones shown in the photos are temporary to protect the carport from pigeons. The ones on the plans are the intended doors, once the permission has gone through".

That being the case, the description is not entirely correct in that it should perhaps more accurately read as: **Section 73A Application: Variation of condition 2 (revised plans) of planning permission 22/02296/FPH granted 24.11.2022 for erection of detached double carport including creation of driveway. (apart from the doors, the development already carried out).**



It would not then be appropriate to impose a standard 3-year time condition as the existing doors could remain there throughout this period. I suggest that perhaps a 6-month time limit is imposed which perhaps reads as follows:

The existing unauthorised temporary doors shall be removed within 6 months of the date of this decision notice and replaced with doors in accordance with the approved plans. The applicant shall notify the Local Planning Authority upon completion of works.

Reason: To ensure that special regard is paid to protecting the setting of Bibbsworth Hall Farmhouse (grade II) under Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Policy HE1 of the Local Plan and to ensure the development is carried out in accordance with details which form the basis of this grant of permission and to address previously unauthorised works.

I have one last point which arises from having seen the case officer's site photos. Although a minor matter, there was no suggestion previously of timber post-and-rail fencing being erected to separate the driveway and double car-port from the rear garden. Under Class A.1(d) of Schedule 2 Part 2 of The Town and Country Planning (General Permitted Development) (England) Order 2015, this in my opinion, technically should have required Householder Planning Permission and which I find unobjectionable.



HERITAGE POLICY ASSESSMENT:

Planning (Listed Building and Conservation Areas) Act 1990:
Sections 66(1)

North Hertfordshire Local Plan 2011-2031:
Policy HE1

NPPF (December 2024):

The following paragraphs are relevant:

- **135 c)** (*sympathetic to local character and history, including the surrounding built environment*),
- **207** (*local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting*)
- **210** (*desirability of new development making a positive contribution to local character and distinctiveness*),
- **212** (*great weight should be given to the asset's conservation*),
- **213** (*clear and convincing justification*), and
- **215** (*harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use*).

CONCLUSION:

I consider that the proposal is **UNOBJECTIONABLE** subject to the suggested draft condition.

OFFICER: Mark Simmons

DATE: 30/04/2026