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| <b>DELEGATED FILE NOTE</b> |
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**CASE OFFICER:** ...Henry Thomas.....

| APPLICATION<br>REFERENCE | BRIEF DESCRIPTION OF<br>DEVELOPMENT                                                                                   | APPLICATION SITE                                                                      |
|--------------------------|-----------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|
| 25/00080/FP              | Erection of triple garages following demolition of existing fire damaged garages (amended plans received 31/03/2025). | 94, 94A And 94B<br><br>High Street<br><br>Barkway<br><br>Hertfordshire<br><br>SG8 8EF |

**Submitted Plan Nos**

Location Plan JRC-CGPM-HSB-EFRSEGRD-01 Rev A JRC-CGPM-HSB-FRSEGRD-01 Rev B JRC-CGPM-HSB-EPLPGRD-01 Rev B

|        |                                         |
|--------|-----------------------------------------|
| D1     | Sustainable design                      |
| D2     | House exts, replcmnt dwellings outbuild |
| D3     | Protecting living conditions            |
| SECN12 | Achieving well-designed places          |
| SECN16 | Conserve + enhance historic environment |
| HE1    | Designated heritage assets              |
| T2     | Parking                                 |

## 2.0 **Planning History**

2.1 None.

## 3.0 **Representations**

3.1 **Site Notice and Neighbour Consultation** – None received.

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

*The subject application was considered at a meeting of Barkway Parish Council held yesterday evening.*

*The Parish Council had no objection to this application but wondered whether there was any input from the Conservation Officer on this application as it is within the Conservation Area in Barkway?*

*Also, we understand that one of the three owners of the building had a window in his portion of the building (the right-hand section when looking from the High Street) and it apparently has not been included in this application for permission to re-build. He restores vintage cars as a hobby in his garage and natural light is an important factor for him. Is there a reason why has this not been incorporated in this application please?*

3.3            **NHC Ecology** – No objections.

3.4            **NHC Conservation Officer** –

*It is considered that the proposal will not harm the setting of nearby listed buildings (thus not affecting their significance) or harm the character or appearance of the Barkway Conservation Area. The proposal satisfies the provisions of Sections 66(1) and 72(1) of the Planning (LB & CA) Act 1990 and will accord with Section 16 of the Framework or Policy HE1 of the North Hertfordshire Local Plan 2011 – 2031. The proposal is **UNOBJECTIONABLE** in heritage terms.*

4.0            **Planning Considerations**

4.1            **Site and Surroundings**

4.1.1        The site is a row of three terraced two storey dwellings located on the east side of the Barkway High Street. The site is located within the Barkway Conservation Area. The neighbouring properties of 96 and 92-88 are Grade II listed buildings. The property is a ‘gate house style’ with a covered driveway and rear parking court area.

4.1.2        The site had a shared triple garage which burnt down on 21<sup>st</sup> July 2024. The site was full cleared by the end of November 2024. From the site visit it was observed that the remnant of the garage is limited to the brick plinth and hardstanding foundations.

4.2            **Proposal**

4.2.1        Planning permission is sought to reinstate a single storey triple garage. The proposal also seeks to alter the design, inserting 3 rooflights within the front roof slope and one side hung slash window on the front elevation.

4.2.2        The proposed extension would be approximately 7.15m deep, 2.3m wide with a lean-to roof with eaves at 2.38m and a peak at 3.46m. The proposed materials are:

- ☐ Slate tile roof to match existing.
- ☐ Timber framed windows.
- ☐ Softwood weather board walls.
- ☐ Timber framed doors.

4.2.3        The proposal has been amended to include the side window as referred to in the Parish Council comments.

#### 4.3 **Key Issues**

- 4.3.1 The key considerations are design, the impact on the amenities of neighbouring properties, parking and impact upon the Conservation Area.

##### Design

- 4.3.2 Policy D1 of the Local Plan states that planning permission will be granted provided that development responds positively to the site's local context in addition to other criteria. Policy D2 of the Local Plan states that planning permission for outbuildings will be granted if the outbuilding is sympathetic to the existing house in height, form, proportions, roof type, window details, materials; the orientation of the main dwelling and if it does not dominate adjoining properties. These considerations are echoed in Section 12 of the NPPF.
- 4.3.3 The proposed outbuilding would be a replication of the former building as such the proposed scale and location are considered acceptable in principle. The alteration of the design to insert rooflights would be a rural feature on a modest barn. However, given its position to the rear of the dwellings, out of sight from public view and the modest tweaks, I consider that the proposal is acceptable in design terms.
- 4.3.4 The proposal is therefore deemed acceptable in design terms and in accordance with Policies D1 and D2 of the Local Plan and Section 12 of the NPPF.

##### Impact on Heritage Assets

- 4.3.5 The proposal would not have any significant impact on the character and appearance of the conservation area. The proposed materials and design are considered sympathetic to the locality and the conservation area and there would not be any harm to the heritage significance of the conservation area. The proposed development would be set sufficiently away from the listed neighbouring dwellings. The proposal therefore complies with Policy HE1 of the Local Plan and Section 16 of the NPPF.

##### Impact on Neighbours

- 4.3.6 Policy D3 of the Local Plan states that planning permission will be granted for development proposals which do not cause unacceptable harm to living conditions.
- 4.3.7 Given that the proposed garage would be a reinstatement of the former building, it is considered that a building of this scale and positioning would not give rise to any adverse impact upon neighbouring amenity. The proposed windows would be sited within the roof slope and at ground floor level and therefore would not contribute to any overlooking or loss of privacy.
- 4.3.8 This is in line with Policy D3 of the Local Plan.

##### Parking

- 4.3.9 The proposal seeks to reinstate an existing vehicle garage, as such the site would not result in any loss or gain in vehicle parking spaces. The proposal is therefore considered compliant with Policy T2 of the Local Plan.

Biodiversity Net Gain

- 4.3.10 The proposed development is considered 'de minimis' and would not exceed the threshold of 25 sqm of on-site habitat, or and/ less than 5 meters of linear habitats. This application is therefore exempt from BNG legislation defined under article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015.

4.4 **Conclusion**

- 4.4.1 The proposal is considered acceptable in planning terms and in accordance with the relevant policy provisions within the local plan and national policy framework.

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 date of this permission.

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.

### Biodiversity Net Gain

1. This development is not subject to the statutory Biodiversity Gain Plan condition because it is considered exempt under the statutory exemptions (<https://www.gov.uk/guidance/biodiversity-net-gain-exempt-developments>) or transitional arrangements in respect of the biodiversity gain condition.

### 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.

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| <div>Signed</div> <div></div> <div>Anne McDonald</div> | <div>Development Management</div> <div>North Hertfordshire District Council</div> <div>Council Offices</div> <div>Gernon Road</div> <div>Letchworth</div> <div>Herts</div> <div>SG6 3JF</div> |
| <div>Determining Officer</div> <div>Date: 2 April 2025</div>                                                                             |                                                                                                                                                                                               |