

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
26/00018/FP	Erection of detached shed (as amended by plan received on 17/04/2026).	17 High Street Barkway Royston Hertfordshire SG8 8EA

Submitted Plan Nos

Location Plan Proposed Block Plan 24-25-2 24-25-1 Rev A

1.0 **Local and National Policy**

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

Section 2 – Achieving sustainable development

Section 12 – Achieving well-designed places

Section 14 - Meeting the challenges of climate change, flooding and coastal change

Section 16 – Conserving the historic environment

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

Strategic Policies

Policy SP1 – Sustainable Development in North Hertfordshire

Policy SP2 – Settlement Hierarchy and Spatial Distribution

Policy SP9 – Design and Sustainability

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

Policy HE4 – Archaeology

1.3 **Barkway and Nuthampstead Neighbourhood Plan 2018-2031 (2025)**

1.3.1 The “Plan” contains various objectives which aims to ensure new development is sustainable, well designed and sympathetic to its surroundings.

1.3.2 Policy BN H2 Design and Layout seeks to ensure any new development is guided by the Barkway and Nuthampstead Design Codes and Guidance 2024.

1.4 **Supplementary Planning Design (SPD)**

NHC Sustainability (2024)

2.0 **Relevant Site History**

2.1 Various development with full site history on case file.

3.0 **Representations**

3.1 **Press, Site and Neighbour Consultation** – Four objections have been received in respect of the proposed development and raise the following summarised concerns:

19 High Street, Barkway

- The plans show the outline of a 'demolished shed', there has been no shed on the land for at least 10 years.
- Wrong place for siting a shed.
- Size and scale of replacement shed incomplete and unclear.
- Replacement shed will be disproportionately large and invasive.
- Need for security lighting.
- Potential for increased light pollution.
- Nature audit missing from the application.
- Impact on wildlife that use the land.
- There is an historical precedent that the District Council is well aware of regarding further development of the land running down to the river Quin. This is conservation level and is meant to be kept clear of development creep due to its ancient history as a Coaching Village. No19 and 19a was an established coaching house inn. A new shed of this size gets in the way of the sight lines to listed buildings and the land that was used for coaching. Anyone can view these strips of land from a public footpath at the rear and this shed would block part of this historical sightline. Object on historical grounds.
- Bat boxes should be provided.

21 High Street, Barkway

- Never been a shed at the site since adjacent to the boundary, certainly no shed around 2003-4.
- Factually inaccurate description of development given there is no shed to be demolished.
- Unreasonable location.

7 High Street, Barkway

- Concern over development creep.
- Empathises with views of other objectors if demolished shed not existed for a number of years.
- No height shown on the plans.
- Potential for new shed to obscure views or otherwise materially affects the quality or character of the properties adjacent.

19a High Street, Barkway

- Plans are misleading giving the impression a previous large outbuilding was previously demolished. Only a small tool shed existed and was barely visible above the standard sized fence and situated in the corner of the plot on a concrete slab, removed by the previous owners.
- No height shown of the proposed shed given its closeness to boundaries.
- Plans don't accurately convey closeness to overhanging neighbouring trees.

- Roof covering material unclear.
- Location and size of construction will reflect poorly on surrounding properties, the environment, the shadowing and overcasting onto our gardens and greenhouse (overbearing in nature) and limiting views.
- Reference to Barkway and Nuthampstead Design Code and Guidance, Final Report 2024 P.57, LI13, bullet 2 states 'Any building extension or modification should notblock any views towards important...landscape features.' And at Figure 54 includes 'view eastwards across countryside surrounding Barkway.' A construction in this location would be a clear contravention to the report due to fields and woods would be blocked from our view by the proposed structure.
- Unnecessary need and impact: substantial building compared to a previous small tool shed.
- Stark contrast to the countryside.
- Sufficient storage already exists on the site of no.17. Size and ratio of outbuildings to the residential dwelling is already very high in a conservation area.
- Additional outbuildings would clearly negatively impact on the wider neighbourhood, the environment, including wildlife and be out of keeping with proximal listed buildings.

3.2 Barkway Parish Council – Object on the following grounds:

- Substantial shed and could be seen as excessive and a great impact on neighbouring properties and the conservation area.
- No previous buildings in this location, with Google Earth showing a structure nearby in 2008.
- At 15m² this is over the permissible square meterage of a building that is more than 20 metres away from any walls of the main building. Distance from the main building the maximum is 10m².
- Proposed shed is too close to neighbouring properties and over 20 metres from the property.
- No height shown on the plans to ensure it does not exceed 2.5 metres in height.
- Various outbuildings on the property which could be utilised rather than adding additional buildings into the conservation area.

3.3 Given the objection from Barkway PC, the ward councillor was given the option to call-in the application to PCC. No call-in has been received.

4.0 Planning Considerations

4.1 Site and Surroundings

- 4.1.1** The application site is located on the eastern side of the High Street. The specific parcel of land lies to the rear of residential gardens of Nos. 19 and 19a High Street, both of which are listed buildings.
- 4.1.2** The site is within the Barkway Conservation Area. However, only part of the application site is located within the defined settlement boundary. The portion of land on which the proposed shed is to be sited falls outside of the settlement boundary, where development is generally resisted.

4.2 **Proposal**

4.2.1 Erection of detached shed (as amended by plan received on 17/04/2026).

4.2.2 The plan has been amended to correct the scale.

4.3 **Key Issues**

4.3.1 The key issues for consideration are as follows:

- The acceptability of the design of the proposed development and its resultant impact on the character and appearance of the 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 and 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 submitted block plan shows the outline of a previously demolished shed. Whilst some questions have been raised as to the position and location of a previous shed, the principal of a structure in this area is established. Albeit the replacement shed would be closer to the rear party boundaries of adjacent properties mainly Nos. 19a and 21 High Street, the scale and size of the replacement shed would be modest, having a length of 5.0 metres, a width of 3.0 metres, height to eaves of 2.3 metres and to ridge 3.5 metres. Openings would comprise of a set of double doors to the east elevation. Materials would be timer featheredge boarding with timber doors and slates to the roof finish.

4.3.4 Policy SP2 of the Local Plan provides for development outside settlement boundaries to be permitted where this is supported by an adopted Neighbourhood Plan. Barkway and Nuthampstead Neighbourhood Plan ‘Vision’ makes specific reference to housing and ‘*...to preserve and enhance our neighbourhood’s character.*’ The plan sets out 10 Objectives; Objectives 1 refers to ensuring ‘*...that all new development is sustainable , well designed and sympathetic to its surroundings in terms of style, layout and design and benefits the community.*’ Objective 2 refers ‘*To preserve or enhance the character, appearance and settings of all designated and non-designated heritage assets.*’ Objective 3 refers ‘*To promote biodiversity and by protecting valued green spaces within the parish and to support proposals that are as eco-friendly as possible.*’ Objectives 4, 5, 6, 7 and 8 are not considered relevant to the proposed development. Whilst Objective 9 seeks ‘*To promote health, wellbeing and sustainability in the villages and their communities.*’ And Objective 10 seeks ‘*To ensure the important views within and around the parish continue to be enjoyed.*’ The Neighbourhood Plan links into the Barkway and Nuthampstead Design Codes and Guidance 2024, however this is mainly aimed at new

development such as housing and does not offer any specific guidance towards minor development.

- 4.3.5 Whilst the proposed development is located outside of any defined settlement boundary, where development is generally resisted, such boundaries do not offer an absolute no to all forms of development. Local Plan Policy D1 allows for development where it responds positively to the sites local context and where good design is recognised. Although the development cannot be considered ancillary or incidental to the main dwelling due to the land being outside the domestic curtilage of the dwelling, nevertheless, having regard to its modest scale and limited visual impact, I am satisfied that the proposed development would not result in material encroachment or harm to the character of the area or undermine the objectives of the settlement boundary. It is on this basis that I do not consider there to be a conflict with the Local Plan and the Neighbourhood Plan and view the proposal as being in accordance with Policy D1 of the Local Plan and Section 12 of the NPPF.

Impact on Neighbouring Properties:

- 4.3.6 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.
- 4.3.7 There are a number of objections to the proposed development, however these matters are addressed elsewhere within the main body of this report. With specific regard to the impact raised by No.19a concerning the additional height of the development above a standard rear boundary fence height of 1.8 metres, it is noted that the proposal would result in an increase of approximately 1.7 metres. Having regard to the pitched roof design of the structure and separation distance from neighbouring dwellings, it is not considered that the increased height would give rise to any significant harm to existing residential amenity and would be in accordance with Policy D3 of the Local Plan and section 12 of the NPPF.

Highways and Parking:

- 4.3.8 The proposed development does not impact existing parking provision.

Archaeology

- 4.3.9 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.
- 4.3.10 The proposed development is of a minor scale within an already built-up area and is unlikely to disrupt subterranean heritage.
- 4.3.11 I am satisfied that the development is in accordance with Policy HE4 of the Local Plan and Section 16 of the NPPF.

Biodiversity Net Gain (BNG)

- 4.3.12 This development is considered to be 'de minimums' based on there being no impact on priority habitat and impacts less than 25m² of non-priority habitat and 5 metres of non-priority linear habitat.

Environmental Implications

- 4.3.13 The Council's Sustainability Supplementary Planning Document (2024) seeks to ensure that new developments are future proofed against the challenge of climate change.
- 4.3.14 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.
- 4.3.15 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, SP2, SP9, D1, D2 and D3 of the Local Plan 2011-2031 and Sections 2, 12 and 14 of the NPPF 2024.

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.

3. The shed, hereby permitted, shall not be used for any purposes other than for ancillary domestic storage for no.17 High Street, Barkway and for no business purposes at any time.

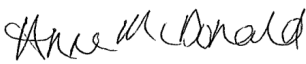
Reason: In the interests of local amenity. Local Plan Policy D3.

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.

Signed  Anne McDonald	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 29 April 2026	