

DELEGATED FILE NOTE

CASE OFFICER: ...Henry Thomas.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/00509/FPH	Renovation and conversion of existing barn into habitable accommodation, to include insertion of windows to front and side elevations, insertion of two rooflights in rear elevation and repair or replace existing cart doors. Installation of mezzanine floor, and erection of single storey glazed extension to link to main dwelling, following part demolition of existing side store.	Rooks Nest Farm Rooks Nest Lane Therfield Hertfordshire SG8 9QX

Submitted Plan Nos

Location Plan 0450-BP-a 0450-1b 0450-2b 0450-3b

1.0 Policies

D1	Sustainable design
D2	House exts, replcmnt dwellings outbuild
D3	Protecting living conditions
SP1	Sustainable development in North Herts
SP9	Design and Sustainability
HE1	Designated heritage assets
T2	Parking
SECN12	Achieving well-designed places
SECN13	Protecting Green Belt Land
CGB4	Exist buildings in the RA Beyond GB

2.0 **Relevant Site History**

2.1 Concurrent Listed Building Consent Application – 25/00510/LBC

- 2.2 11/01750/1HH - Renovation and conversion of existing barn to habitable area and erection of single storey link from main house
- 2.3 11/01751/1LB - Renovation and conversion of existing barn to habitable area. Insertion of new windows to front and side elevations and insertion of two rooflights to rear elevation. Installation of mezzanine floor and erection of single storey link from main house following part demolition of existing side store.

3.0 **Representations**

3.1 **Press, Site and Neighbour Notifications** – None received.

3.2 **NHC Conservation Officer** –

*With a slight adjustment to the gable end glazing it is considered that the proposal will not occasion harm to the significance of Rooks Nest Farmhouse or the nearby barn (both grade II) thus satisfying the provisions of Sections 16(2) (LBC only) and 66(1) (FPH only) 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. Consequently, I find the proposal **UNOBJECTIONABLE**.*

3.3 **Therfield Parish Council** – None received.

3.4 **North Herts Ecology** – No objection subject to condition.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

- 4.1.1 The application site consists of a Grade II Listed farmhouse and barn on the east side of Rooks Nest Lane. To the south lies the Rooks Nest Farm complex. The site is located outside the settlement boundary for Therfield and lies within the Rural Area Beyond the Green Belt. The dwelling and barn are set back from the highway behind a gated driveway. The entry for the buildings is as follows:

Farmhouse:

THERFIELD ROOKS NEST LANE TL 33 NW (East side) Dane End 4/126 Rooks Nest Farm House GV II House. Early C17, extended C18, altered C19. Timber frame on flint base, rendered. Tiled roof. 2 cell lobby entry with a wing added to rear left to form an L on plan. 2 storeys and attic. Ground floor: central entrance with bracketed hood, flanking C19 canted bays with sashes, tiled heads. First floor 2 flush frame horizontal sliding sashes. Central square ridge stack, rebuilt cap. Right end: ground floor entrance, first floor horizontal sliding sash. Left end: ground floor French windows, first floor sash and attic horizontal sliding sash, flush frames. C19 gabled entrance porch with side door where main range meets rear wing, flush frame sashes in rear wing. Rear gable end of wing has first floor and attic horizontal sliding sashes, exposed plates and purlins. Catslide roof over lean-to outshut on inner return with a stack, links to lean-to outshut to rear of main range, also

with catslide roof. Interior: exposed framing, jowled posts, curved tension braces, stop chamfered ovolo moulded binding beam.

Barn:

THERFIELD ROOKS NEST LANE TL 33 NW (East side) Dane End 4/127 Barn about 5m E of Rooks Nest Farm House GV II Barn. C17 or C18. Timber frame on brick base, weatherboarded. Steeply pitched corrugated iron roof. 3 bays with single aisle. Central gabled midstreys project to yard. Aisle to rear. Left end lean-to outshut.

4.2 Proposal

- 4.2.1 Renovation and conversion of existing barn into habitable accommodation, to include insertion of windows to front and side elevations, insertion of two rooflights in rear elevation and repair or replace existing cart doors. Installation of mezzanine floor, and erection of single storey glazed extension to link to main dwelling, following part demolition of existing side store.

4.3 Key Issues

- 4.3.1 The key issues for consideration are as follows:
- The impact of the development upon the Grade II listing.
 - The acceptability of the design of the proposed development and its resultant impact on the character and appearance of the locality.
 - The impact that the proposed development would have on the living conditions of neighbouring occupiers.
 - The impact that the proposed development would have on car parking provision in the area.
 - The impact that the development would have on the environment.

Principle of Development

- 4.3.2 The application site lies outside of the defined settlement boundary for Therfield and is within the Rural Area Beyond the Green Belt, as such, Policy CGB4 states that:

- a) Planning permission for the re-use, replacement or extension of buildings in the Rural Area beyond the Green Belt will be granted provided that:*
- b) Any existing building to be converted for re-use does not require major extension or reconstruction;*
- c) The resultant building(s) do not have a materially greater impact on the openness, purposes or general policy aims of the Rural Area beyond the Green Belt than the original building(s); and*
- d) Any outbuilding(s) are sited as close as possible to the main building(s) and visually subordinate to them.*

- 4.3.3 Although the existing barn is in a dilapidated state and is almost entirely ivy covered, the submitted structural report states that:

“Generally, the defects noted during the inspection are the result of age and weather deterioration, which do not significantly affect the overall structural integrity of the building and could be easily repaired and strengthened, as detailed in the body of this report.”

- 4.3.4 As such, I consider that the proposed works to bring the building back into re-use would comply with clause b) of Policy CGB4 and would not constitute a major reconstruction.

Impact on Designated Heritage Assets:

- 4.3.5 Paragraph 129 sets out that in determining applications, local planning authorities should take account of the desirability of new development making a positive contribution to local character and distinctiveness.
- 4.3.6 Paragraph 212 of the NPPF states “when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation (and the more important the asset, the greater the weight should be).”
- 4.3.7 Paragraph 213 of the NPPF sets out that any harm to, or loss of, the significance of a designated heritage asset should require clear and convincing justification.
- 4.3.8 Paragraph 215 of the NPPF states “where a development will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing optimum viable use”.
- 4.3.9 Policy HE1 of the NHC Local Plan supports development that “Enables the heritage asset to be used in a manner that secures its conservation and preserves its significance; b) Incorporate a palette of materials that make a positive contribution to the local character or distinctiveness, where it is appropriate and justified; and c) Will lead to less than substantial harm to the significance of the designated asset, and this harm is outweighed by the public benefits of the development, including securing the asset’s optimum viable use.”
- 4.3.10 Following consultation with the Senior Conservation Officer, no objection has been raised to the proposed works and their impact to the grade II listed building. The proposed development would comply with both local and national planning policies.

Design and Appearance:

- 4.3.11 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 126 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 communities". In this regard, Policy D1 and D2 of the North Hertfordshire Local Plan are consistent with the objectives set out within the NPPF.

- 4.3.12 The proposed design is considered appropriate. Following consultation with the Conservation Officer the materials are considered suitable within the context and would not result in adverse harm to the street scene or the character of the listed dwelling.
- 4.3.13 This is considered in line with Section 12 of the National Planning Policy Framework and Policies D1, D3 and HE1 of the Local Plan.

Impact on Neighbouring Occupiers:

- 4.3.14 The objectives of the NPPF seek to ensure that developments secure a high standard of amenity for existing and future occupiers (Section 12 – Achieving well-designed places). This principle is reflected in the provisions set out in Policy D2 and D3 of the North Herts Local Plan.
- 4.3.15 Policy D3 of the North Hertfordshire Local Plan sets out that planning permission will be granted for developments proposals which do not cause unacceptable harm to living conditions.
- 4.3.16 The farm yard is in an isolated position which would not harm any neighbouring amenity.

Highways and Parking:

- 4.3.17 Policy T1 of the North Hertfordshire Local Plan states that "planning permission will be granted provided that... development would not lead to highway safety problems or cause unacceptable impacts upon the highway network".
- 4.3.18 Policy T2 states that "planning permission will be granted provided that... proposal have regard to relevant Supplementary Planning Documents".
- 4.3.19 The dwelling benefits from a large driveway and therefore satisfies the provisions of Policy T2.

Environmental Implications:

- 4.3.19 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 North Hertfordshire Local Plan, which sets out that development proposal 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.
- 4.3.20 The proposed development, by virtue of its limited scale in general terms together with the sustainable location would have no significant implications for the local environment in terms of carbon emissions and therefore would be generally in compliance with Section 14 of the NPPF and Policy D1.

Biodiversity Net Gain (BNG)

- 4.3.21 This is a householder application which is exempt from BNG legislation defined under article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015.

Ecology

- 4.3.22 The submitted bat survey states that evidence of a bat roost was found. As such, a condition requiring either a Bat Mitigation Class License is recommended, to prevent harm to the protected species.

4.4 **Conclusion**

- 4.4.1 Overall, as stated above it is considered that the proposed development is compliant with the necessary provisions of the Local Plan policies and the guidelines set out in the NPPF.

4.4. **Alternative Options**

- 4.5.1. N/A

4.6 **Pre-Commencement Conditions**

- 4.6.1 None.

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. No works are in any circumstances to commence unless the local planning authority has been provided with either:
 1. a licence issued by Natural England authorizing the specified activity/development to go ahead; or

2. a statement in writing from the relevant licensing body to the effect that it does not consider that the specified activity/development will require a licence.

Reason: To ensure that works do not result in adverse impacts to protected species.

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: 24 June 2025	