

DELEGATED FILE NOTE

CASE OFFICER: ...Tabitha Kaye.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
26/01091/LBC	Remove part of rear roof light (implemented under refs: 18/02096/FPH and 18/02097/LBC) and introduce a smaller roof light within a new section of zinc roof	The Old Granary Church End Barley Royston Hertfordshire SG8 8JW

Submitted Plan Nos

2567-003-B 2567_020B 2567_020D 2567_012D 2567_012D

1.0 Policies

SECN16	Conserve + enhance historic environment
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HE1 Designated heritage assets

2.0 **Site History**

2.1 **18/02097/LBC:** Single storey rear extension following demolition of existing extension. Replacement front porch following removal of existing porch. Internal and external alterations. Construction of split level terrace to rear. **Conditional Consent.**

3.0 **Representations**

3.1 **NHC Conservation:** No objection.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The site accommodates a two storey detached dwelling situated on Church End, Barley. The building is Grade II listed and is within the Barley Conservation Area.

4.2 **Proposal**

4.2.1 Remove part of rear roof light (implemented under refs: 18/02096/FPH and 18/02097/LBC) and introduce a smaller roof light within a new section of zinc roof.

4.3 **Key Issues**

4.3.1 The key issue in this case is the proposed developments impact upon the character and appearance of the designated heritage assets.

4.3.2 The NHC Conservation Officer provided the following comments on 02.07.26:

I note the content of email dated 5 March 2026 from Richard Owers (Owers Warwick Architects) to the case officer dealing with ref: 26/00599/GEN:

“..... The repair work is limited to the removal of a roof light and the introduction of a smaller roof light within a small area of new zincwork to match the existing zinc. Due to the imperative to prevent water damage internally and the limited extent of the work, we would like confirmation that the work can proceed as per the proposed drawings...”

The case officer responded saying:

“The Conservation Officer and I are in agreement that the works you have proposed are not contentious and are not likely to affect the special character of the listed building. I would suggest that the most straightforward way to grant permission/consent for these works would be to submit concurrent S73A/LBC applications similar to the permission/consent granted under 18/02096/FPH / 18/02097/LBC”.

*I raise **NO OBJECTION** on the basis that the proposal will not harm the special character of The Old Granary or harm the character or appearance of the Barley Conservation Area thereby satisfying the provisions of Sections 16(2) & 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, the aims of Section 16 of the NPPF and the aims of Policy HE1 of North Hertfordshire Local Plan 2011-2031.*

4.4 **Conclusion**

4.4.1 The proposed works accord with the provisions of Policy HE1 of the Local Plan 2011-2031 and Section 16 of the NPPF. The works accord with Sections 16(2) and 66(1) of the Planning (Listed Building and Conservation Areas) act 1990. Grant listed building consent.

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 listed building consent be **GRANTED**, subject to the following condition(s):

1. The work to which this consent relates shall be begun by not later than the expiration of the period of 3 years from the date of this notice.

Reason: To comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

Signed  Shaun Greaves Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 17 July 2026	