

Colin Eades
AA Dip

Planning Design and Access Statement & Brief Heritage Statement

Addition Of Mezzanine Floor Within The
Listed Barn

Cammocks, Chapel Street, Hinxworth,
SG7 5HN

Prepared by
Colin Eades AA DIP

On Behalf of
Mr Afsheen Abbassi

January 2025

Contents

No.		Page
1.0	Introduction	2
2.0	Site Analysis	2
3.0	Development Proposals	3
4.0	Brief Heritage Statement	3
5.0	Summary	4
6.0	Appendices	5

1.0 Introduction

- 1.1 This statement is submitted in support of a submission for planning permission and Listed Building consent in of respect the creation of a mezzanine floor to provide a home office/occasional guest room within the barn, which is listed in its own right.
- 1.2 This application seeks full permission/consent, although without the benefit of pre-application advice, using the previous consent for a similar part conversion of the barn to create a mezzanine floor as a strong precedent. Permission 20/01433/LBC.
- 1.3 The subject property which includes the separately listed barn has been owned by Mr and Mrs Abbassi for only 4 years but already in that time the majority of the works, subject of the earlier consent, have been carried out to a very high standard.
- 1.4 Additionally other basic maintenance works including decorations have been carried out demonstrating good custodianship of the listed properties.
- 1.5 It should also be noted that no part of the proposal affects the main house or any of the historic fabric of the barn and this will be discussed in more detail under Development Proposals.

2.0 Site Analysis

- 2.1 The site related to this application is exclusively restricted to the thatched barn.
- 2.2 The barn is a timber framed storage barn with black timber weatherboarded elevations, and all under a recently rethatched roof of long straw.
- 2.3 The barn's historic significance will be discussed within the Brief Heritage Statement.
- 2.4 It is clear from site inspection that the barn has been subject to a more contemporary gable end extension to the garage. There is clear demarcation between rough sawn or recycled timbers and the infinitely newer planed timbers and more contemporary boarding.
- 2.5 Work has already commenced on the works subject of Planning / Listed Building Consent 20/01433/LBC.

- 2.6 The site lies in Environment Agency's Flood Zone 1 within which there is a negligible probability of flooding. See attached flood map.

APP 1

3.0 Development Proposals

- 3.1 The application drawings indicate the proposal in detail, which is limited to the North end of the barn, which currently is a vaulted garage.
- 3.2 This is confined to the garage footprint and roof void over which, as already noted, is a more contemporary addition to the original 17th Century barn. The date is not known but possibly within the last 100 years.
- 3.3 At ground floor level a stair lobby is separated from the garage and is accessed from the existing external door.
- 3.4 The space left retains generous garaging for a large vehicle, ride-on mower and bicycles.
- 3.5 The new staircase leads to a mezzanine floor to act as a home office for the applicants whilst having the ability to provide occasional overnight guest accommodation.
- 3.6 The structure will be designed precisely as for that already being implemented, utilising an independent steel frame which is not in any way connected to the existing barn fabric.
- 3.7 It should also be noted that there is no change to the external elevations West or East elevations, utilising existing openings. Nor is the South elevation affected.
- 3.8 On the Northern elevation, the existing garage doors are replaced to suit the new opening height, with the only other alteration being to the gable end upper level, changed from weatherboarding to a timber frame glazed feature to introduce natural light and ventilation to the mezzanine level accommodation. This glazed panel could include some of the existing studs.
- 3.9 There are no extensions proposed that would enlarge or alter the existing volume.

App 2

4.0 Brief Heritage Statement

- 4.1 The barn is listed in its own right with the official List Entry no. 1308276.
- 4.2 The barn is Listed Grade II, being first listed in November 1984.

4.3 The limited list description is as follows:

TL 24 HINXWORTH CHAPEL STREET (North west side) Hinxworth 1/111 Barn at Cammocks, - immediately E of house

GV II

Barn. C17. Timber frame. Weatherboarded. Thatched roof, half hipped on SW end. Painted brick base. 5-6 bays. Road elevation has 3 C19 glazing bar casements. The SW end has a canted angle.

5.0 Summary

- 5.1 The proposal is wholly internal with no alteration whatsoever to the external appearance other than to the more contemporary gable end.
- 5.2 None of the historic fabric is affected with the structure entirely independent.
- 5.3 The use is exclusively ancillary to the use of the main house to provide a day to day home office but also to provide additional guest overnight accommodation, especially for the applicants' extended family who live overseas and visit annually.
- 5.4 Additionally this provision, together with that already approved provides the opportunity for the applicants' children, when older, to have their own independent space.
- 5.5 There is no aspiration for this to ever become separate accommodation and the applicants, if necessary, are willing to enter into a formal agreement.
- 5.6 In conclusion and riding on the back of the strongest of precedents, permission 20/01433/LBC, it is concluded that there can be no substantive reason for not granting planning permission/listed building consent.

6.0 Appendices

Appendix 1: Environment Agency Flood Risk Map

Appendix 2: Drawings:

001 Existing & Proposed Site Plan

002 Existing Plans

003 Existing Elevations

004 Proposed Plans

005 Proposed Elevations

AA 01 Proposed Floor Plans (approved)

AA 04 Proposed Floor Plans Optn C

AA 05 Existing & Proposed Typical Sections

Appendix 1: Environment Agency Flood Risk Map

1/17/25, 10:32 AM

Flood risk information for this location - Flood map for planning - GOV.UK

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Flood map for planning

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This location is in flood zone 1

What flood zone 1 means

Land within flood zone 1 has a low probability of flooding from rivers and the sea.

Most developments that are less than 1 hectare (ha) in flood zone 1 do not need a flood risk assessment (FRA) as part of the planning application. The site you have drawn is 0.27 ha.

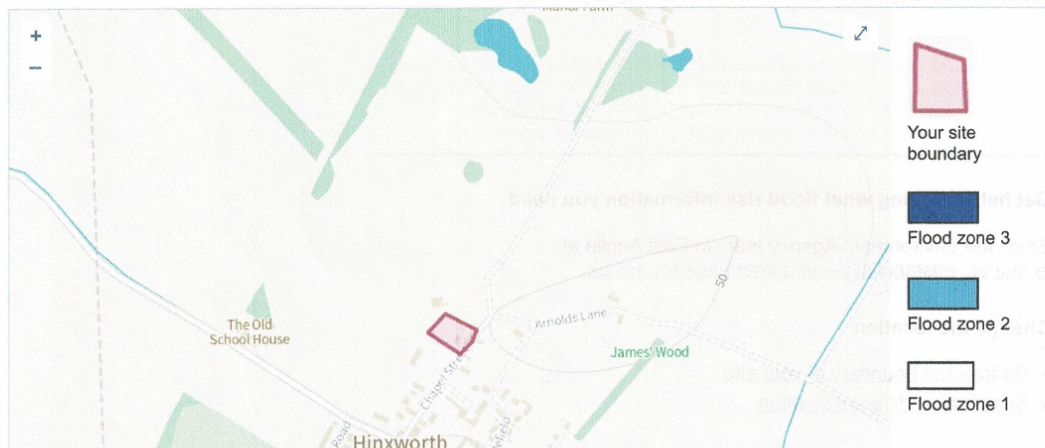
Find out more about [flood zones and what they mean \(/flood-zone-results-explained?zone=FZ1\)](#).

To find out about other factors that might affect the flood risk of this location, you should also check:

- [surface water, groundwater and reservoir flood risk \(https://check-long-term-flood-risk.service.gov.uk/long-term-flood-risk/map?eastings=523564&northing=240740&map=SurfaceWater\)](https://check-long-term-flood-risk.service.gov.uk/long-term-flood-risk/map?eastings=523564&northing=240740&map=SurfaceWater)
- North Hertfordshire planning authority's strategic flood risk assessment (SFRA), which includes future flood risk

Flood map showing the flood zone your site is in

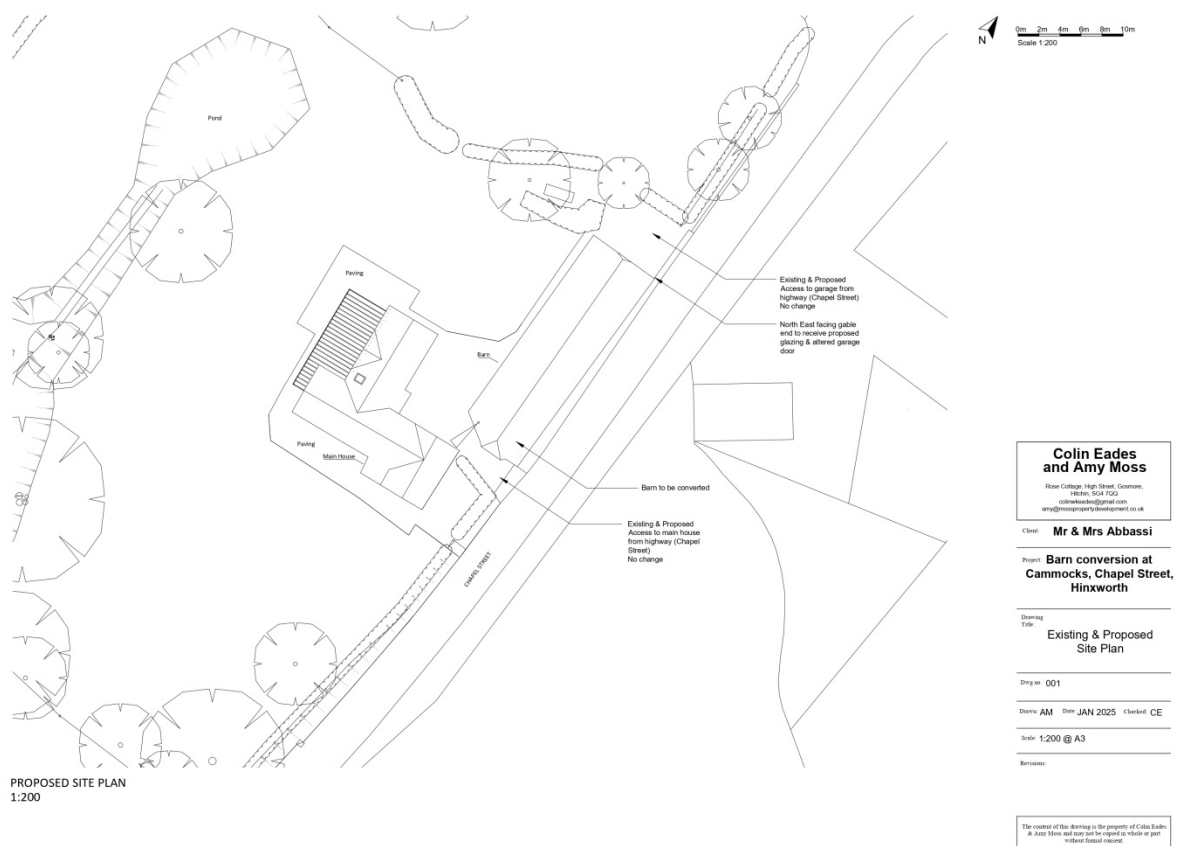
The map shows the flood risk to your site and the surrounding area.



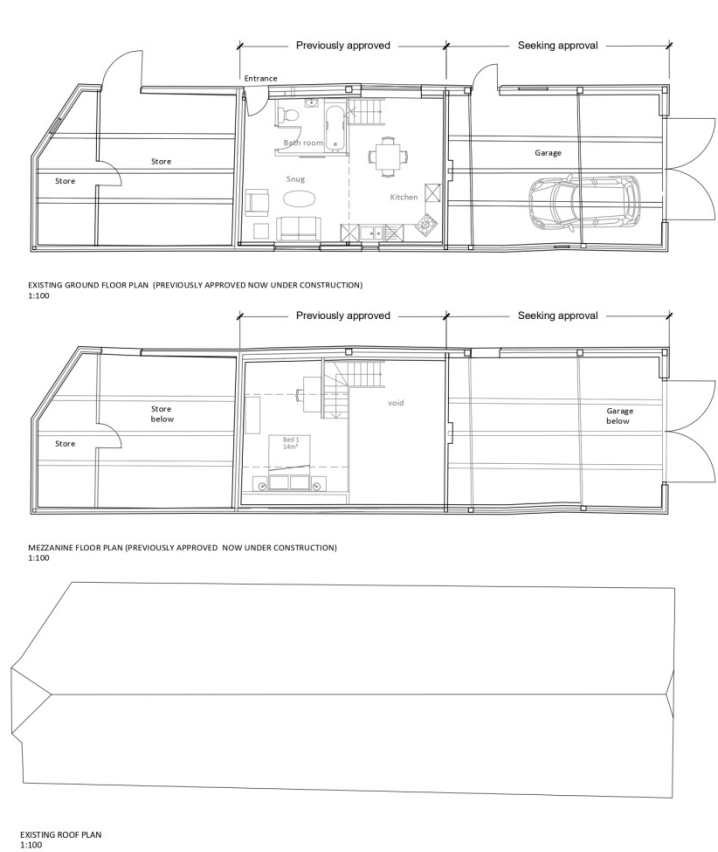
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Cammocks, Chapel Street, Hinxworth, SG7 5HN | January 2025

Appendix 2: Drawing - 001 Existing & Proposed Site Plan



Appendix 2: Drawing 002 Existing Plans



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Client: **Mr & Mrs Abbassi**

Project: **Barn conversion at
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Hinworth**

Drawing
Title: **Existing Plans**

Dwg no: 002

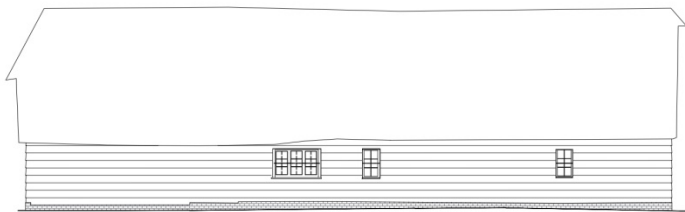
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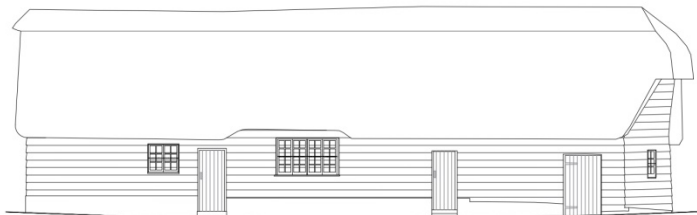
Revisions:

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Appendix 2: Drawing 003 Existing Elevations



PREVIOUSLY APPROVED FRONT ELEVATION



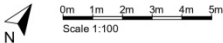
PREVIOUSLY APPROVED REAR ELEVATION



EXISTING APPROVED SIDE ELEVATION



EXISTING & PREVIOUSLY APPROVED SIDE ELEVATION



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Project: **Barn conversion at
Cammocks, Chapel Street,
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Drawing
Title: **Existing Elevations**

Dwg no. 003

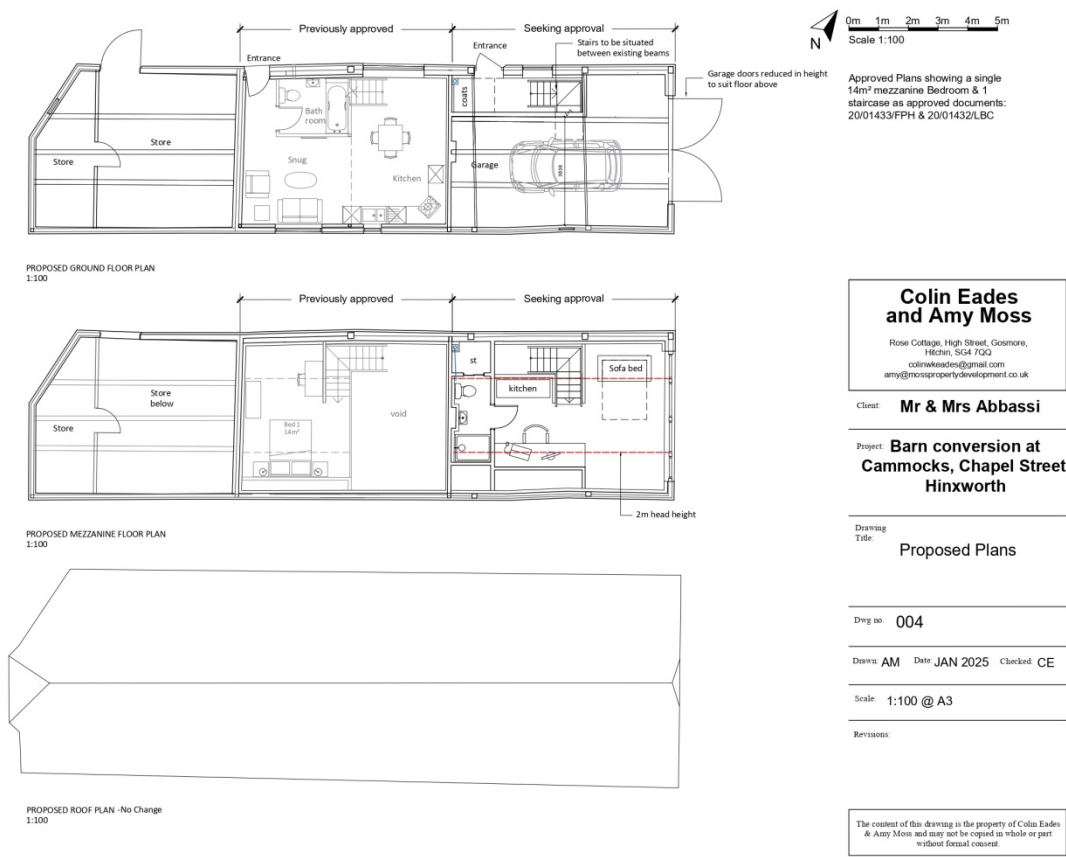
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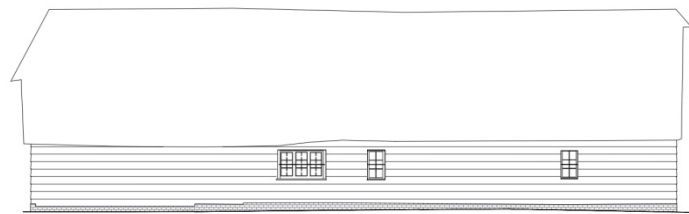
Revisions

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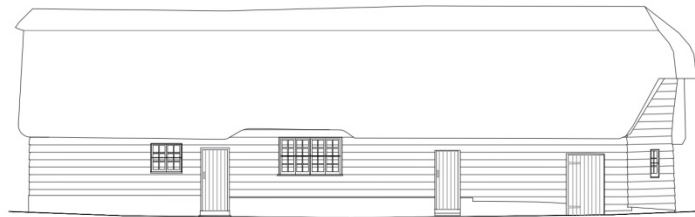
Appendix 2: Drawing 004 Proposed Plans



Appendix 2: Drawing 005 Proposed Elevations



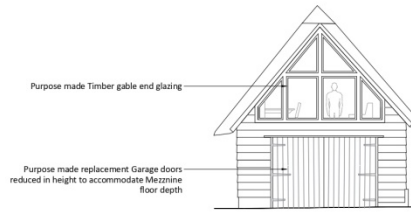
PREVIOUSLY APPROVED FRONT ELEVATION



PREVIOUSLY APPROVED REAR ELEVATION



EXISTING APPROVED SIDE ELEVATION



PROPOSED END ELEVATION



0m 1m 2m 3m 4m 5m
Scale 1:100

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Project: **Barn conversion at
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Drawing
Title: **Proposed
Elevations**

Dwg no. **005**

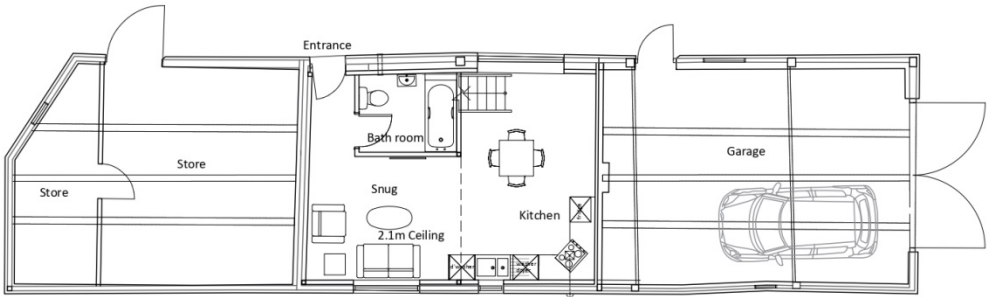
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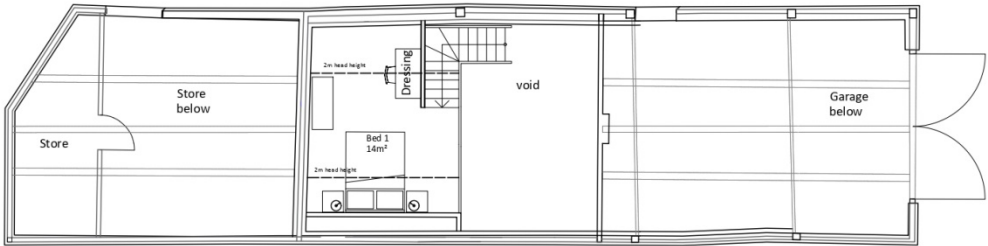
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Appendix 2: Drawing AA 01 Proposed Floor Plans (approved)



PROPOSED GROUND FLOOR PLAN
1:100



PROPOSED MEZZANINE FLOOR PLAN

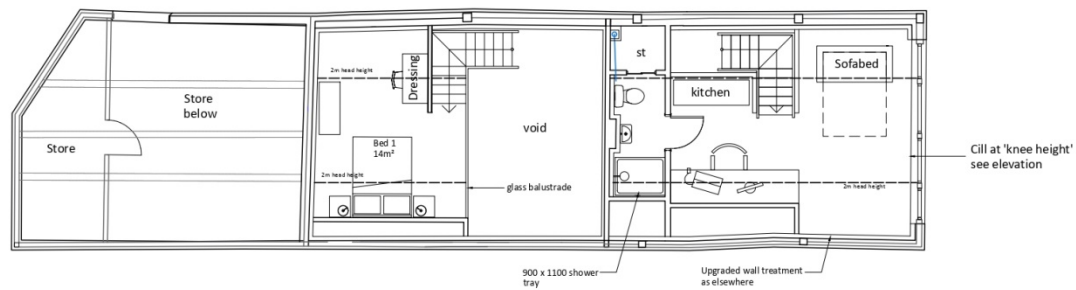
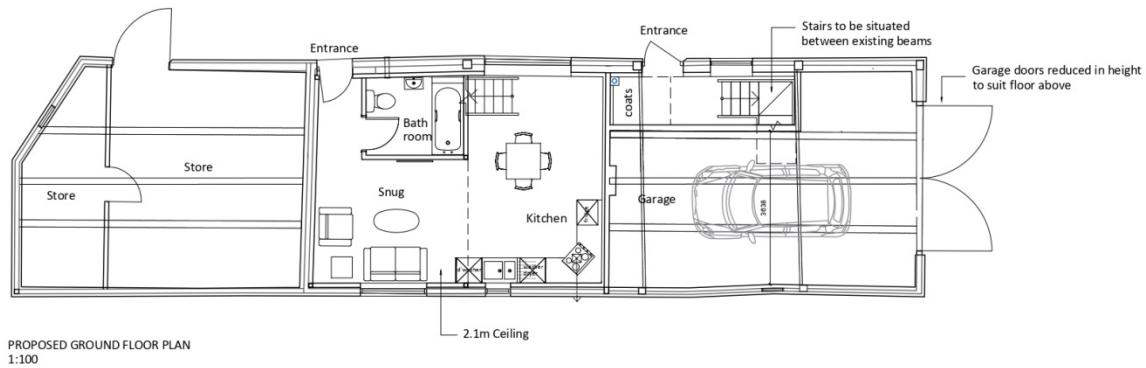
COLIN EADES & AMY MOSS		Client : Mr & Mrs Abbassi	
Project: Barn conversion at Cammocks, Chapel Street, Hinxworth	Drawing : Proposed Floor Plans (approved)	Scale : 1: 100 @ A4	
		Date : DEC 2024	Drwg: AA 01

Approved Plans showing 1 14m² mezzanine
Bedroom & 1 staircase

0m 1m 2m 3m 4m 5m
Scale 1:100



Appendix 2: Drawing AA 04 Proposed Floor Plans Optn C



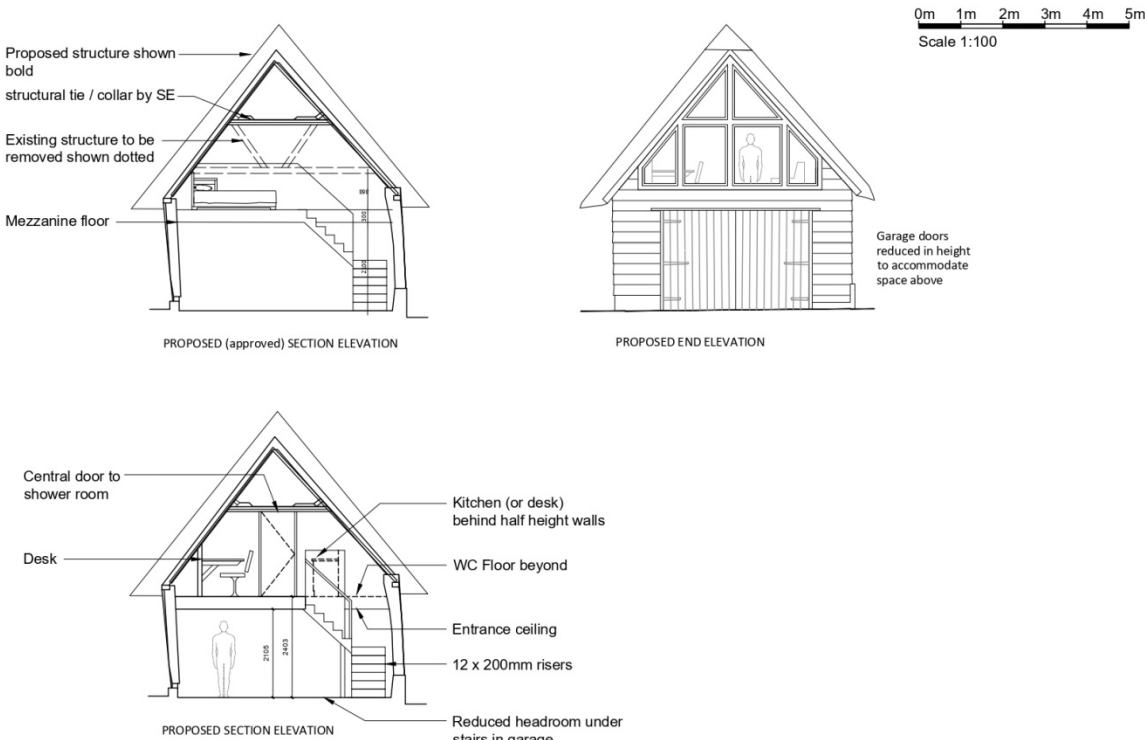
COLIN EADES & AMY MOSS		Client : Mr & Mrs Abbassi	
Project: Barn conversion at Cammocks, Chapel Street, Hinxworth	Drawing : Proposed Floor Plans Optn C	Scale : 1: 100 @ A4	
		Date : DEC 2024	Drwg: AA 04

Option C showing:
Two separate units using existing doors

0m 1m 2m 3m 4m 5m
Scale 1:100



Appendix 2: Drawing AA 05 Existing & Proposed Typical Sections



COLIN EADES & AMY MOSS		Client : Mr & Mrs Abbassi	
Project: Barn conversion at Cammocks, Chapel Street, Hinxworth	Drawing : Existing & Proposed typical sections	Scale : 1: 100 @ A4	
		Date : DEC 2024	Drwg: AA 05