

DELEGATED FILE NOTE

CASE OFFICER: ...Melissa Tyler.....

**APPLICATION
REFERENCE**

**BRIEF DESCRIPTION OF
DEVELOPMENT**

APPLICATION SITE

25/00909/LBC

Internal and external alterations to
existing garage to facilitate conversion
into habitable accommodation.

The Great Barn
Rabley Heath Road
Codicote
Welwyn
Hertfordshire
AL6 9UA

Submitted Plan Nos

8402-P01 8402-P02 8402-P03 8402-P04

1.0 Policies

D1 Sustainable design

D2 House exts, replcmnt dwellings outbuild

D3 Protecting living conditions

HE1 Designated heritage assets

2.0 **Site History**

2.1 **23/01344/FPH** Conversion of outbuilding to office including replacement roof
Conditional Permission

2.2 **23/01338/LBC** Conversion of outbuilding to office including replacement roof
Conditional Consent

2.3 **25/00841/FPH** Alterations to existing fenestration to facilitate conversion of garage into
habitable accommodation and installation of rooflight to existing roof.**TO BE
DETERMINED**

3.0 **Representations**

3.1 **Site Notice & Neighbour Notifications** – None received.

3.2 **Conservation Officer – No objection – rooflight condition proposed**

There are no objections to the proposal as it will not cause harm to the significance to the setting of the listed building for the stated in the discussion section.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 Great Barn is accessed from Rabley Heath Road via a shared access road. As you enter the property there is a courtyard area enclosed by a brick boundary wall, Great barn and the outbuilding. The property is located just outside the settlement of Codicote and is Grade II listed. The listing states the following:

*EAST BARN AT SISSERVERNES GV II Barn. Late C16, said to be 1592.
Weatherboarded. Plain tile roof. Tarred brick base. 5 bays. Heavy box frame walls with close-set studs and deep mid-height rail. Tie beams with curved braces. Arch-braced collar purlins. Some curved wind braces. Later gabled cart entrance on SE side.
C18/19 timber frame extension on SW.*

4.2 **Proposal**

- 4.2.1 Consent is sought internal and external alterations to existing garage to facilitate conversion into habitable accommodation.

4.3 **Key Issues**

- 4.3.1 The key issue for consideration is the impact that the proposed development would have on the special character, setting and significance of the Listed Building.
- 4.3.2 The proposal seeks to convert the outbuilding to an office ancillary to the host dwelling. The proposed conversion is supportable as the changes are not considered to cause harm to the setting of this group of buildings and will retain the agrarian appearance.
- 4.3.3 The proposed removal of the garage doors with replacement full height windows would not see the loss of historic fabric of significance. The addition of these windows will see this elevation fully glazed. The overall approach is supported in terms of materials and design. The changes are not considered to cause harm to the setting of this group of buildings and will retain the agrarian appearance.
- 4.3.5 Therefore, the proposed development would not cause harm to the special character of the Listed Building.

4.4 **Conclusion**

- 4.4.1 It is considered that the proposal will not occasion harm to the listed building's special character, therefore, satisfies the provisions of Section 16(1) and 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 the North Hertfordshire Local Plan 2011-2031

4.5 **Alternative Options**

- 4.5.1 None applicable

4.6 **Pre-Commencement Conditions**

- 4.6.1 The agent has agreed to the pre-commencement condition advised by the Conservation and Listed Buildings Officer.

5.0 **Recommendation**

- 5.1 That listed Building Consent be **GRANTED** subject to the following conditions:

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.

2. The rooflights proposed to be installed must be of a conservation type.

Reason: To safeguard the character and appearance of the listed building to which this consent relates and to comply with Policies SP13 and HE1 of the North Hertfordshire Local Plan 2011 to 2031.

Signed  Sam Dicocco Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 30 May 2025	