

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/02352/LBC	Insertion of rear bifold doors and windows following removal of existing window (revision of previously approved Listed Building Consent 25/00384/LBC granted 28.05.2025)	Daubentons Manor Farm Church End Barley Royston Hertfordshire SG8 8JW

Submitted Plan Nos

2427.01 2427.03A 2427.04B

HE1 Designated heritage assets

2.0 **Site History**

2.1 25/00383/FPH Insertion of rear bifold doors and window following removal of existing window
CONDITIONAL PERMISSION

2.2 25/00384/LBC Insertion of rear bifold doors and window following removal of existing window
CONDITIONAL CONSENT

2.3 25/02351/NMA Enlarging the existing kitchen window from a three casement window to a five casement window (as non-material amendment to planning permission 25/00383/FPH granted on 28.05.2025). TBD

3.0 **Representations**

3.1 Conservation Officer - I have reviewed the amended plans for this application and have no objections to the enlarged kitchen window that they are now proposing.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1 Daubentons Barn is grade II listed and forms part of a residential barn conversion scheme granted planning permission and listed building consent in 1995. The site is located within Barley Conservation Area.

4.2 **Proposal**

4.2.1 Revised proposals to that approved under 25/00384/LBC to change the proposed additional two casement kitchen window to an enlargement of the existing kitchen window opening for a five casement window. Bifold door proposals to remain as currently approved.

4.3 **Key Issues**

4.3.1 The applicant seeks a change in window size.

The new proposal will cause less than substantial harm and at the lower end of that spectrum. Although there is an increase of fenestration to this elevation and the proposal quantity of walling to fenestration it is not in my view going to detract from the fact that this is still a barn conversion. I consider that the scheme is not a significant change in appearance so as to be a noticeable change to the approved development and therefore no conflict with Local Plan Policy HE1. Accordingly, I consider that the change in window could be acceptable

5.4 **Alternative Options**

5.4.1 Nonapplicable.

5.5 **Pre-Commencement Conditions**

5.5.1 Nonapplicable.

5.6 **Conclusion**

5.6.1 It is considered that the proposal will not occasion harm to the listed building's special character or harm the character or appearance of the Barley Conservation Area. The proposal would satisfy 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 the North Hertfordshire Local Plan 2011-2031.

6.0 **Recommendation**

6.1 I recommend that listed building consent be **GRANTED** subject to the following condition:

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: 28 October 2025	