

## CONSERVATION TEAM CONSULTATION APPLICATION RESPONSE

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| <b>APPLICATION REF:</b>      | 25/01949/FPH & 25/01950/LBC                                                                                                                                                                                                                                              |
| <b>CASE OFFICER:</b>         | VW                                                                                                                                                                                                                                                                       |
| <b>APPLICATION SITE:</b>     | Old Manor House, Shaftenhoe End, Bogmoor Road Barley Royston Hertfordshire SG8 8LE                                                                                                                                                                                       |
| <b>DESCRIPTION OF WORKS:</b> | Single storey extension and conservatory with glazed link to garden, removal of existing bay window and existing shed and installation of external air source heat pump together with alterations to existing fenestration to the Old Manor Lodge. Internal alterations. |

### RECOMMENDATION:

First and foremost, Old Manor Lodge is neither listed or curtilage-listed and was built following i) the grant of listed building consent for '*Demolition of existing barn. Alterations to existing carport to provide garage and laundry room*' under ref: 08/01801/1LB and ii) the granting of planning permission for '*Erection of curtilage building to provide ancillary staff accommodation following demolition of existing barn. Alterations to existing car port to provide garage and laundry room. Erection of 2m high brick wall*' under ref: 08/01800/1. **Therefore, in my opinion, application ref: 25/01950/LBC should not be proceeded with.**

I raise **NO OBJECTION** on the basis that the proposal will satisfy the provisions of Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and the aims of Section 16 of the NPPF and Policy HE1 of the North Hertfordshire Local Plan 2011-2031.

### SHORT SUMMARY:

#### Impact on building's special character

The proposal will have a small impact upon the wider setting of nearby listed buildings.

#### Harm, preserve or enhance.

The significance of nearby heritage assets will be preserved.

### SITE CONTEXT:

Old Manor Farm is grade II listed and is Designated Heritage Assets for the purpose of applying the aims of Section 16 of the NPPF. The building was added to the Statutory List of Buildings of Special Architectural or Historic Interest on 27 May 1968, and the list entry can be seen at the following link:

<https://historicengland.org.uk/listing/the-list/list-entry/1102546?section=official-list-entry>

**The Tythe Barn** (described in the list entry as Aisled Barn about 20M west of Old Manor Farm House, Shaftenhoe End) is grade II and the list entry is at the following link:

<https://historicengland.org.uk/listing/the-list/list-entry/1102548?section=official-list-entry>

**Burnel's Barn** (described in the list entry as Aisled Barn and attached sheds about 40M south west of Old Manor Farm House, Shaftenhoe End) is grade II and the list entry is at the following link:

<https://historicengland.org.uk/listing/the-list/list-entry/1102547?section=official-list-entry>

**Willow Barn** (described in the list entry as Aisled Barn about 20M north of Old Manor Farm House, Shaftenhoe End) is grade II listed and the list entry is at the following link:

<https://historicengland.org.uk/listing/the-list/list-entry/1175497?section=official-list-entry>



In short, this is strong grouping of designated heritage assets including what are former agrarian buildings now converted to residential. Old Manor Lodge, although a rebuild and an annexe to the farmhouse, completes the grouping. For ease of reference, I have copied the architect's photos below of Old Manor Lodge:



I note what the Principal Conservation Officer had to say on 4 September 2008 under ref: 08/01800/1 for 'Erection of curtilage building to provide ancillary staff accommodation following demolition of existing barn. Alterations to existing car port to provide garage and laundry room. Erection of 2m high brick wall':

*I have previously put on record my consideration about the principle of a replacement building on the site of the Old Dairy. Its intrinsic interest is addressed in connection with the accompanying listed building consent application. Because of the age, character and location of the Dairy, I do not feel that a replacement building is necessary to protect the overall character of the site and the setting and layout of the group of listed farm buildings. This is of relevance if there are other planning considerations for rejecting the proposal.*

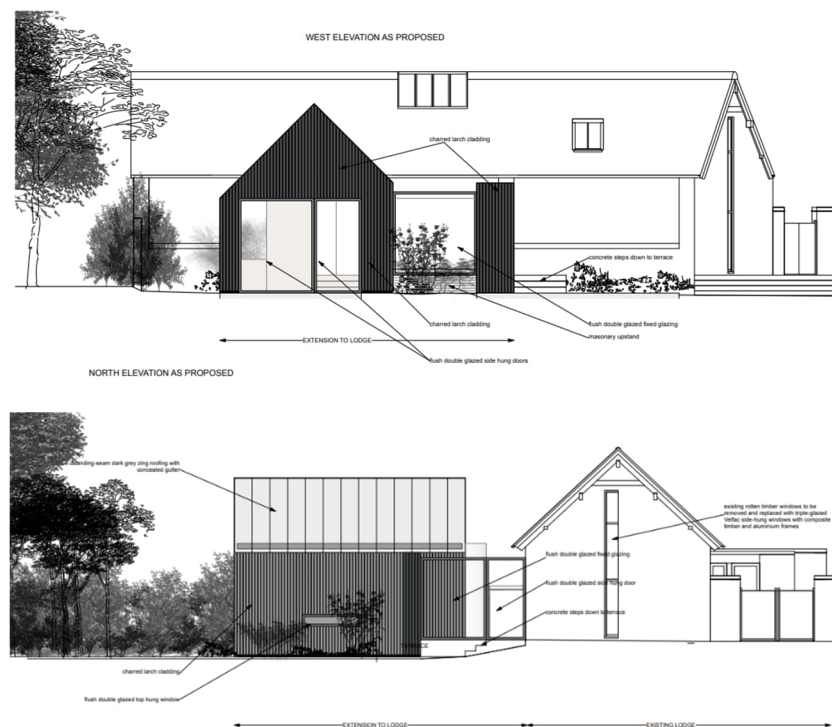
*Conversely, the old dairy is of a character and appearance and in a location where it fits into the farming character of the site and respects the setting of the other building. With these considerations and given the support that there would have been for retention and conversion of*

the building (had such been viable), there can be no conservation objections to the introduction of a building which replaces the general character of the demolished building.

The proposed building goes back on the footprint of the existing and has its same form and height. It also has the same external relationship of brick and boarded elevations. The south elevation does have a rhythm of more domestic fenestration. However, the scale, form and relationship of the openings do pay reference to the larger openings found in cart sheds and animal shelters. The design then does consider the character of its location. **The other elevations generally have the uninterrupted appearance of the existing recreating the qualities of the existing building particularly in relationship to the general and wider rural setting.** The bay on the north elevation and the end gable slit windows are contemporary touches. **In my professional view, it is appropriate, since this is a completely new building, for it to introduce a contemporary appearance with new architectural features so that these identify its new contribution to the site.** In my view, the balance of new and reference to the existing building and its context introduce a building that will respect the character and appearance of the location and the setting of the listed buildings at Old Manor Farm. Therefore, I have NO OBJECTIONS to this proposal.

#### DETAILED ANALYSIS AND CONSIDERATIONS:

I note the former PCO'S view above that the elevations of the 2008 scheme 'generally have the uninterrupted appearance of the existing recreating the qualities of the existing building particularly in relationship to the general and wider rural setting'. I appreciate the Old Manor Lodge is at the entrance to this grouping, but the building is not listed neither is it within a conservation area. The key heritage issue is whether the proposal will harm the setting and potentially the significance of nearby listed buildings.



In consideration of 'setting' I turn to page 60 of Built Heritage Consultancy's Heritage Statement with which I fully concur (see below). This assesses the impact of the proposal on the setting of the farmhouse whilst the impact of the proposal upon the setting and significance of other DHA's in the vicinity follows thereafter in the HS.

*Old Manor Farm House's setting on the edge of the hamlet makes a secondary contribution to its significance. It historically had long-standing setting relationships to the listed former barns around it, but their separate ownership and conversion, and the subsequent growing of tall hedges between the properties, has somewhat diminished the ability to appreciate this relationship on the*

ground. **Nonetheless the surviving historic former ancillary buildings to the main farmhouse make a strong contribution to the listed building's setting. Old Manor Farm House has a former historical association and former functional link with these buildings as the focal point of a foldyard.**

The Lodge was constructed following approved Application Reference: 08/01800/1. It was built to a matching height as the former Old Dairy building, the latter forming part of the historic foldyard buildings along with the separated listed aisled barns. The Lodge's footprint is approximately the same as the former Old Dairy's most historic portion. However, it was not built as a facsimile and is a modern building with contemporary design elements to indicate it is a modern building. The building itself does not contribute towards the significance of the listed building, but the footprint of the existing Lodge building approximately covers some of the footprint covered by the former Old Dairy, which indicates the latter's location prior to demolition. **The Lodge therefore contributes towards significance via setting, but only to a negligible degree.** The existing Lodge building does not form part of the listed building's original or historic setting.

The Lodge lies approximately 15m north-west of the listed building at its closest point, with no intervening buildings, landscaping, or fences. **It therefore lies within the visual, aesthetic and experiential setting of the listed building.**

On page 69 of the HS under the subheading 'Design, Appearance and Materials' the following is noted:

*The proposed northern extension including conservatory off the lodge's northern elevation would be fully glazed and would be a striking contemporary addition. It would allow visibility back to the existing northern elevation of the Lodge and would be a high quality, and visually recessive addition allowing the Lodge building to have more prominence than the proposed extension.*

*The proposed reception room would be set under an asymmetrical gabled roof, loosely derived from the symmetrical gabled roof of the Lodge. Its roof covering would be standing seam zinc, which would pick up on the rolled lead used on the bay window on the eastern elevation of the main house, the metal sheeting used on the raised bay window on the Lodge's northern elevation and on the Lodge's flat roofed porch's roof. Its proposed elevations would be clad with charred larch, which would be hung vertically. **This is a subtle contemporary reinterpretation of the horizontally clad timber weatherboarding used historically on the foldyard buildings, and used on the Lodge's southern elevation and gable ends.** This part of the scheme is considered to have a neutral impact on the significance of the listed building via setting.*

Considering its overtly residential character, had this been a listed barn I may have queried the conservatory element, however, as an architectural device for achieving a new living room and study, I find the extension proposal's proportions and height acceptable. The use of a standing seam zinc roof and charred larch cladding to the walls provides a respectful yet contemporary appearance which echoes that of some weatherboarded and tin roof outbuildings found elsewhere in the district and is empathetic to this former agrarian context. A significant opening is to be made in the north wall and this would also be similar to large openings found in buildings with an agrarian tradition.

Finally, I find the installation of an external air source heat pump unobjectionable in the location proposed.

#### **HERITAGE POLICY ASSESSMENT:**

**Planning (Listed Building and Conservation Areas) Act 1990:**  
Section 66(1)

**North Hertfordshire Local Plan 2011-2031:**  
Policy HE1

**NPPF (December 2024):**

The following paragraphs are relevant:

- **135 c)** (*sympathetic to local character and history, including the surrounding built environment*),
- **207** (*local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting*)
- **210** (*desirability of new development making a positive contribution to local character and distinctiveness*),
- **212** (*great weight should be given to the asset's conservation*),
- **213** (*clear and convincing justification*), and
- **215** (*harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use*).

**CONCLUSION:**

Overall, whilst the extension and conservatory represent contemporary built forms, I am persuaded that this dynamic design will remain sympathetic to local character and surrounding built form (para 135c, NPPF) and will make a positive rather than harmful contribution to local character (para 210, NPPF).

**OFFICER:** Mark Simmons

**DATE:** 03/10/2025