



PLANNING & HERITAGE STATEMENT

Proposed two-bay cart shed and conversion of outbuilding to four-bedroom dwelling including removal of front lean-to extension and replacement of roof and rear extension

Land rear of 9 High Street Barkway SG8 8EA

September 2024



©Brighter Planning 2024

This document has been prepared in accordance with the scope of Brighter Planning Limited's appointment with its client and is subject to the terms of that appointment. It is addressed to and for the sole and confidential use and reliance of Brighter Planning Limited's client. Brighter Planning Limited accepts no liability for any use of this document other than by its client and only for the purposes for which it was prepared and provided. No person other than the client may copy or make amendments to (in whole or in part) use or rely on the contents of this document, without the prior written permission of Brighter Planning Limited. Any advice, opinions, or recommendations within this document should be read and relied upon only in the context of the document as a whole.

Director: Charmain Hawkins
Tel: 07507 734030
Email: charmain.hawkins@brighterplanning.co.uk
www.brighterplanning.co.uk

Company Reg No: 11520417
Registered Address: Lewis House
Great Chesterford Court, Great Chesterford
Essex CB10 1PF

Contents

1. Introduction

Heritage baseline

2. Identified heritage assets
3. Brief history of the area
4. Assessment of significance

The Proposals

6. The proposals

Material considerations

6. Planning policy context
7. Heritage Impact assessment
8. Material planning considerations
9. Conclusions

References



1 Introduction

1.1 Brighter Planning Ltd have been engaged by the owners of the land to the rear of 9 High Street Barkway to provide a Planning and Heritage Statement to support the submission of a new planning application. Planning permission and Listed Building Consent were granted in 2020 for removal for the single storey lean-to extension, replacement of roof with steeper pitched roof and a rear extension to form a two-bed dwelling (19/01700/FP and 19/01701/LBC). The principle of conversion of the building has therefore been agreed. The current proposals seek to convert and extend the building to form a four-bedroom dwelling and the erection of an ancillary detached two-bay cart shed building.

1.2 There have been lengthy discussions with the Conservation Officer at NHDC in the past as to whether the structure is curtilage listed or not. The 2019 submissions included a Listed Building Application. This matter is considered in this statement. The site is to the rear of No's 3, 5, 7, 9 and 11 High Street which are Grade II Listed Buildings and the Barkway Chapel Congregational Church which is a Non-Designated Heritage Asset. The site is within the Barkway Conservation Area. The site is also within development limits for the village.

1.3 This statement seeks to comply with the local requirements and the national guidance set out in the NPPF (Dec 2023) with respect to what a heritage statement must consider. It identifies the heritage assets in the locality and their heritage value and significance. A summary of the background history of the site is included and an evaluation of the setting and significance of the identified heritage assets has been undertaken. An assessment of whether the building is curtilage is included here. A heritage impact assessment has been undertaken to assess the potential impact of the proposed development on the heritage significance of the identified heritage assets. An assessment of the potential level of heritage harm resulting from the proposed alterations has been made together with the identification of any heritage benefits flowing from the proposed development.

1.4 This statement also considers the planning constraints and opportunities of the site and Section 8 summarizes the material planning considerations. This includes the planning balance whereby any potential harm is weighed against the benefits flowing from the proposals.

1.5 This statement has been prepared following a site visit undertaken in January 2024 when the photos which illustrate this statement were taken.



1.7 This statement should be read in conjunction with the documents submitted in support of the application, and in particular:

- Drawings prepared by Ian Abrams Architects
- Design & Access Statement – Ian Abrams Architects
- Ecology Appraisal including BNG Appraisal – ELMAW Consulting August 2024



An aerial map of a residential neighborhood, likely in a coastal area given the 'BEACH' label. The map shows a grid of streets including 'BAYVIEW AVENUE' and 'BEACH'. Lot numbers are visible, such as '136', '135', '134', '133', '132', '131', '130', '129', '128', '127', '126', '125', '124', '123', '122', '121', '120', '119', '118', '117', '116', '115', '114', '113', '112', '111', '110', '109', '108', '107', '106', '105', '104', '103', '102', '101', '100', '99', '98', '97', '96', '95', '94', '93', '92', '91', '90', '89', '88', '87', '86', '85', '84', '83', '82', '81', '80', '79', '78', '77', '76', '75', '74', '73', '72', '71', '70', '69', '68', '67', '66', '65', '64', '63', '62', '61', '60', '59', '58', '57', '56', '55', '54', '53', '52', '51', '50', '49', '48', '47', '46', '45', '44', '43', '42', '41', '40', '39', '38', '37', '36', '35', '34', '33', '32', '31', '30', '29', '28', '27', '26', '25', '24', '23', '22', '21', '20', '19', '18', '17', '16', '15', '14', '13', '12', '11', '10', '9', '8', '7', '6', '5', '4', '3', '2', '1'. The text 'Heritage Baseline' is overlaid in the center of the map.

Heritage Baseline

2 Identified Heritage Assets

Listed buildings



Extract from Historic England website

1.1 The above map identifies the Listed Buildings in the vicinity of the site, totalling four in number.



11/11A High Street - The Red House Grade II



2.2 A large house now subdivided into two dwellings dating from c 1720. This is Grade II Listed. The building is constructed in red brick with a slate and tile roof, it is two storey with attics and dormers to the street elevation. The Classically inspired street frontage includes central front door and doorcase which forms a prominent element in the street scene emphasised by the steps leading up to it and the railings to the front garden area.



7 and 9 High Street (HHER 13106) Grade II

2.3 This pair of brick and flint houses are jointly Listed Grade II. The Listing dates the buildings to the early C19 with possibly earlier origins. The Listing indicates these may have been three or four dwellings originally. They have been included for group value.



Principal northern elevation of 7 /9 to High Street



The Manse 5 High Street Grade II

2.4 This is a Grade II Listed Building to the north of the chapel dating from the early C19. It is two storey and built of red brick with a slate roof. It is also Listed for group value.



The Manse looking north to Swan Cottage

Swan Cottage, 3 High Street Grade II

2.5 Located to the north of the Manse this Grade II Listed Building dates from the early C17. It is two storey with a tiled roof and is timber framed and rendered. It was originally The Swan Public House.

Non designated heritage assets

The Barkway Chapel Congregational Chapel

2.6 Although the Manse is Listed it is very clear from the List description that the chapel is not Listed. The building has been identified as a NDHA in the Conservation Area Character



Statement. Dating from the late C19 (c.1898) it is a red brick building with stone dressings and a slate roof. The access to the application site runs parallel to the southern boundary of the site.

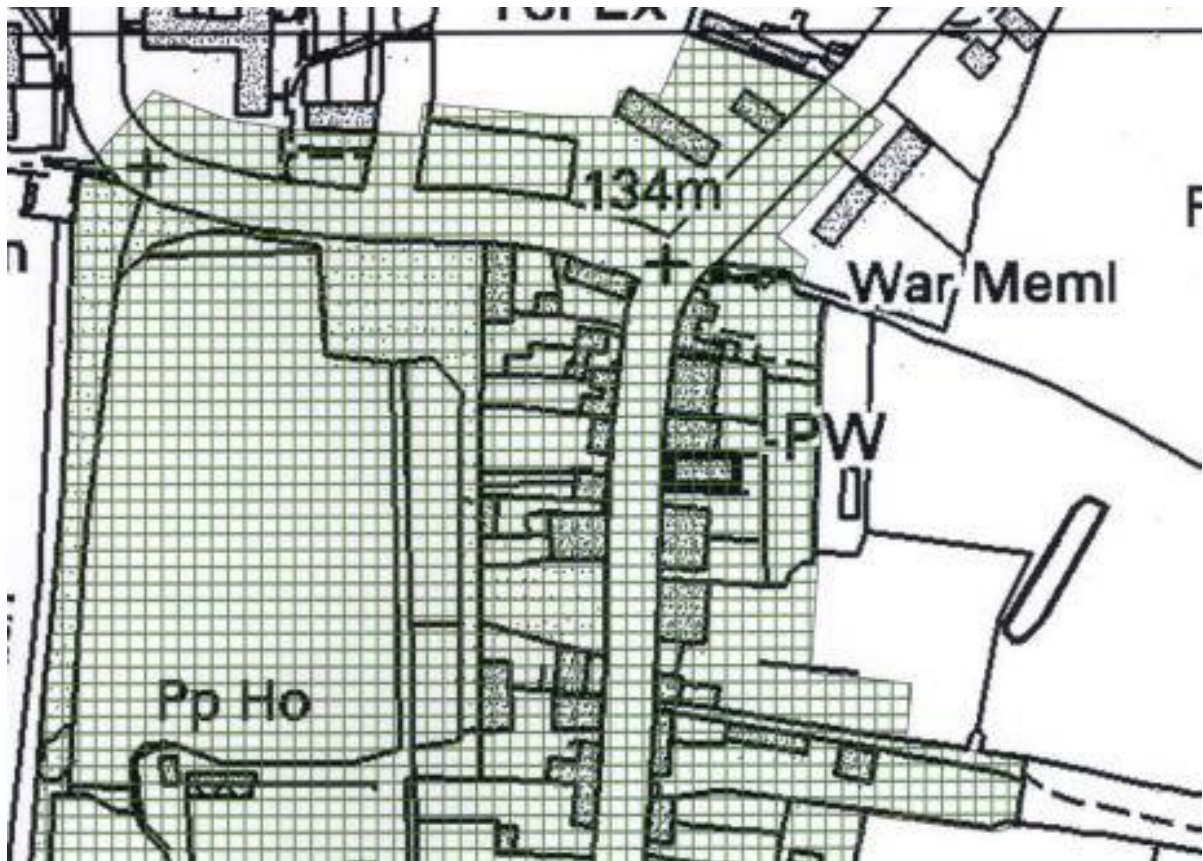


Street elevation of the Chapel

Conservation Area

2.7 The site is within the Barkway Conservation Area. The Area was designated in 1970. The area covers most of the main High Street. There is a Conservation Area Character Statement 2019 for the area. The application building is not identified within this document.





Extract from the Conservation Area map – NHDC website

Hertfordshire HERS

2.8 There is no specific entry for the application site on the Heritage Gateway site.



3 Brief History of the Area

3.1 Barkway is located approximately 5 miles southeast of Royston near the source of the river Quin. The name is thought to derive from Birch Way. The settlement is recorded in the Domesday Book and the settlement has the remains of a mott and bailey castle at Periwinkle Hill. It was a relatively large medieval settlement with a market and a fair held on 20th July.

3.2 It was strategically located on the London to Cambridge coaching route and had several inns and a brewery. The village suffered a bad fire in 1748 when nineteen properties were destroyed.

3.3 There was no station at Barkway, with the nearest station being at Royston which opened in 1850 and extended to Cambridge in 1852 on the Eastern Counties Railway.

3.4 During WWII a small Air Force Station was built near the village to serve as a Communications Station. The site was sold in 2011.

The application building



The application building



3.5 The application building is a one and a half storey red brick and tile building which has been extended to the front elevation and had modern doors added to the rear elevation. Access is via a driveway between the chapel and No.7 High Street. The building abuts a brick wall which encloses the northern end of the plot, and which runs to the rear of No's 7 and 9 to a more substantial wall within the grounds of No.11 The Red House. The building is considered to have been a stable/gig house and modified for garaging and storage use.

3.6 The map evidence below suggests the two houses and the application site were once part of the estate of The Red House. Over time this has been sold off and the site was last in the ownership of No.9 High Street. The site has not been associated with the chapel notwithstanding the close relationship of the two sites.

Map regression

3.7 A map regression has been undertaken for the site using three Ordnance Survey maps spanning the period 1878 to 1921.

3.8 This map clearly denotes the Swan Public House. The chapel and manse have yet to be built. The application building is shown on this map with a building attached to its southern side which extends to No 7 High Street. The land to the east of the outbuilding appears to be part of the garden lands associated with The Red House including the large field to the east of this property, which contains what appears to be an ornamental pond. This is identified more clearly in the next map.

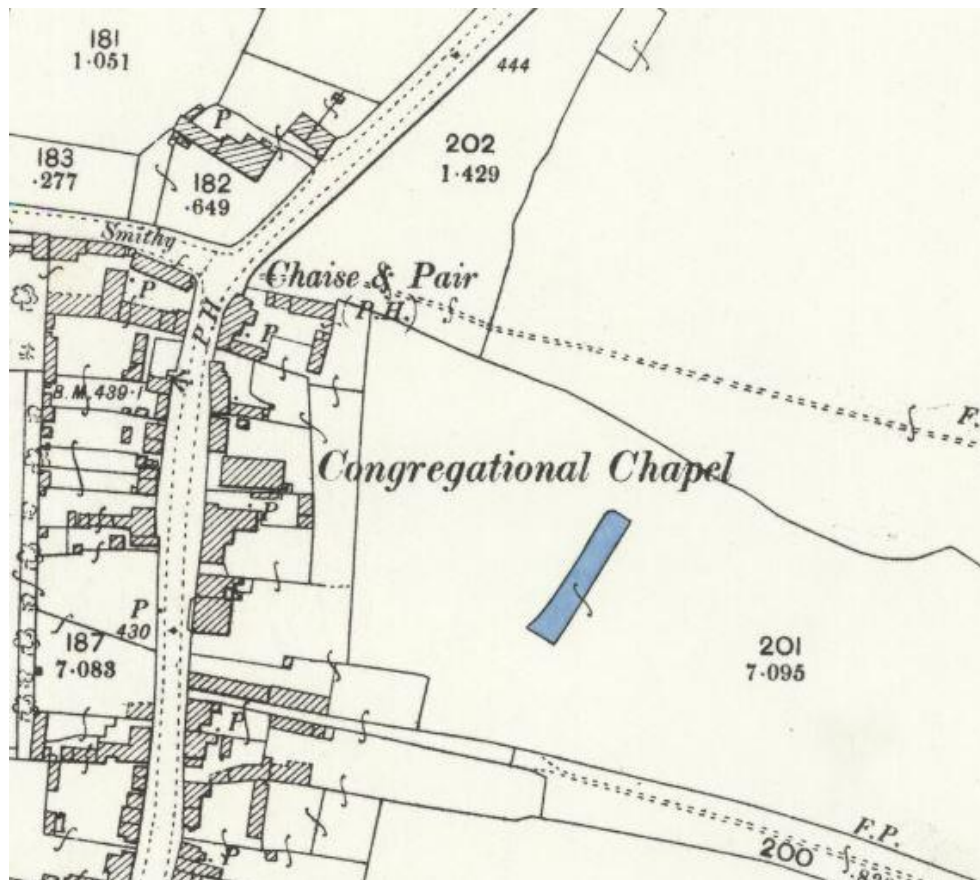
3.9 The next map in the series dates from 1898 and by this time the chapel and manse have been built. The application building can be seen to the rear of No.7 with a pump in the courtyard to the north of the house. The map indicates No. 9 was in the same ownership as The Red House and the land to the rear of the application building.

3.10 This final map distinguishes between No.7 and 9 but these are both denoted as being part of the Red House estate. The Public House is no longer denoted as being in this use.



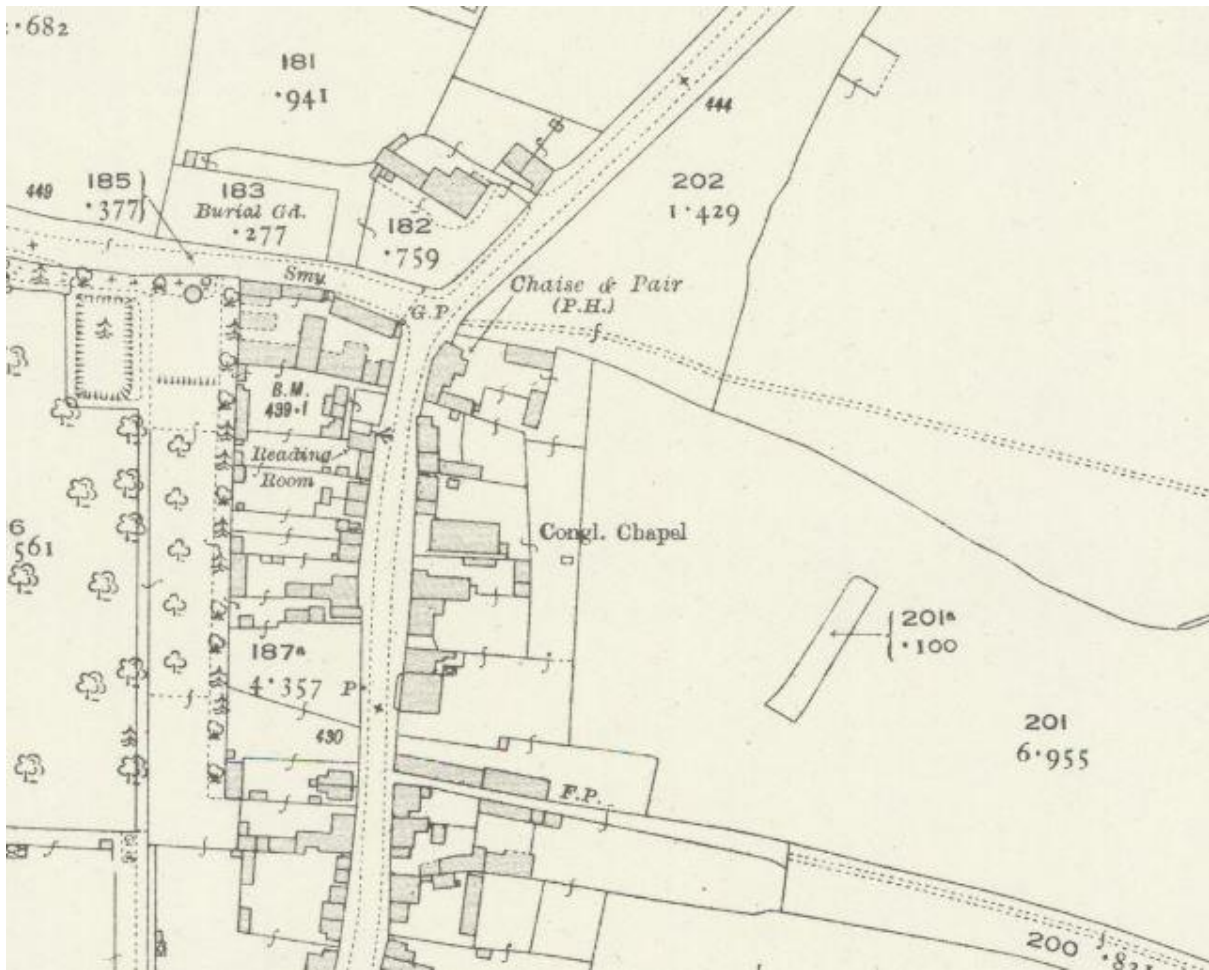


Hertfordshire IX.2 1878 twenty-five-inch OS map Reproduced with permission of the National Library of Scotland



Hertfordshire IX.2 1898 Twenty-five-inch OS map Reproduced with permission of the National Library of Scotland





Hertfordshire IX.2 1921 Twenty-five-inch OS map Reproduced with permission of the National Library of Scotland

Planning history

3.11 The planning history of the site is summarised in the table below:

Reference	Description	Decision
16/00555/1	Conversion and two storey rear extension to existing garage and outbuilding to create 2 bed dwelling	Approved



17/02425/1	Erection of one 3 bed dwelling following demolition of existing building	Refused and appeal dismissed
19/00294/LBC (LBC to 16/00555/1)	Internal and external alterations together with rear extension to facilitate conversion of existing garage /outbuilding and create a two-bedroom dwelling	Approved
19/01700/FP 19/01701/LBC	Removal of single storey lean-to front elevation replace roof with steeper pitch Single storey rear extension with accommodation in roof and internal and external alterations to form 2 bed dwelling	Approved
21/03483/DOC (19/01700/FP)	Condition 4 Archaeological condition WSI	Approved
22/00702/DOC (19/01701/LBC)	Condition 2/4 Material samples	Approved

3.12 The appeal against the refusal of 17/02425/1 was determined in a letter dated 10 September 2018. The dismissing of the appeal established the following matters:

- The 2016 conversion scheme was held to retain the rural character as the proposals remained subordinate to the properties fronting the High Street.
- The issue of whether the building was curtilage listed or not was not resolved.

3.13 The dual applications approved in 2019 have had the relevant pre commencement conditions discharged and preliminary works started on site to ensure that these two consents are extant.



4 Assessment of Significance

4.1 The NPPF (Dec 2023) sets out in paragraph 200 that in determining applications local planning authorities should require applicants to describe the significance of any heritage assets affected, including any contribution made by their setting. It also makes clear that the level of information required should be ‘proportionate to the assets’ importance, and no more than is sufficient to understand the potential impact of the proposal on their significance.’

4.2 For the purposes of paragraph 200 of the NPPF, the terms ‘Heritage Assets’ and ‘Significance’ are defined in the Glossary in Annex 2 of the NPPF. The definition of heritage assets includes both national designations and assets identified by the local planning authority. The NPPF definition of significance states that ‘heritage interest’ may be archaeological, architectural, artistic, or historic, and that significance derives not only from a heritage asset’s physical presence, but also from its setting.

4.3 Heritage interests are defined in the NPPG as follows:

***Archaeological interest** in a heritage asset is if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point (NPPF, Annex 2)*

***Architectural and artistic interest** These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skill, like sculpture. (NPPG para 006)*

***Historic interest** An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation’s history but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity. (NPPG para 006)*



4.4 Setting is defined in Annex 2 of the NPPF as follows:

The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.

4.5 Historic England's 'Historic Environment Good Practice in Planning: 3 The Setting of Heritage Assets' (2nd ed. 2017) ('GPA3') explains at paragraph 9 that:

'Setting is not itself a heritage asset, nor a heritage designation, although land comprising a setting may itself be designated (see below Designed settings). Its importance lies in what it contributes to the significance of the heritage asset or to the ability to appreciate that significance.'

4.6 GPA3 sets out a stepped approach to the assessment of the effects of development on the setting of a heritage asset (see paragraph 19). GPA3 explains each of those steps. This statement follows that guidance.

Outbuilding rear of 9 High Street



View of rear elevation



4.7 The outbuilding is a one and a half storey brick building set back from the High Street. The front elevation which looks up the access driveway has a lean to front extension with a pair of garage openings with side hung doors. To the rear the building has a sliding door to a third large opening. The Using the definitions on the previous page the heritage values of the building are assessed, using a scale of Considerable, High, Moderate to Low or No significance:

Archaeological interest – *Moderate*

4.8 From the map evidence the building predates 1878. However, it has been altered and extended. A Written Scheme of Investigation for the recording and below ground archaeology of the site has been approved for the previous 2019 consents.

Architectural and artistic interest – *Low*

4.9 The external appearance of the building is one of a modest outbuilding. The modification to the front elevation and the windows which have been added have detracted from the appearance of the building. The past approvals have sought to retain and enhance the building.

Historic interest – *Moderate*

4.10 The map evidence indicates the building in conjunction with 7 and 9 High Street were part of the estate associated with the Red House at No.11. The building appears to have related to the ground associated with the Red House. The outbuilding abuts a wall which encloses the rectangular garden running north from the Red House. It is of interest as part of the estate associated with The Red House.

Heritage significance of the property

4.11 The building is assessed as having originally been a curtilage building serving The Red House. Over time the buildings within this estate have been sold off and The Red House itself subdivided. No.7 and 9 were Listed in 1987. At the time these were Listed it is understood the application building was in the ownership of the No.9. The curtilage listed status of the building is confirmed as it can either be considered to fall into this category by virtue of its associations with The Red House as existed in July 1948 or because it was, at the time No.9 was Listed, part of the curtilage of this building.



Setting



4.12 The above photo illustrates how the outbuilding has a relationship with the rear elevations of both 7 and 9 High Street. The building hierarchy is one where The Red House is the top building, with no's 7 and 9 having been subordinate to this building and this descends to the application site which has served as an ancillary outbuilding.

Contribution to the character and appearance of the conservation area

4.13 The building forms a visual end-stop in the vista down the access drive to the southern side of the church. The building blocks off the views from the High Street to the open countryside to the east. It forms part of the built form to this end of the settlement. The matching pallet of red bricks and pantiles ensures that it is clearly legible as being part of the collective group of buildings to this eastern side of the street and as such positively contributes to the character and understanding and appreciation of this part of the Conservation Area. The planning history has established the merits of retaining the building and altering it rather than seeking its demolition.





Vista down the driveway looking east

Summary

4.14 The assessment of significance has reinforced the opinion that the application building should be considered to be a curtilage listed structure. The building whilst modest, with some poor-quality past alterations, positively contributes to the character and appearance of the area and its retention is justified by it being part of the understanding of the past land use patterns and associations in this locality. Past consents have shown that the building can be retained and enhanced as part of a conversion scheme.



An aerial photograph of a residential neighborhood, overlaid with a semi-transparent map. The map shows streets including Bayview Avenue, Beachview, and Paradise Road. House numbers such as 126, 132, 134, 136, 138, 140, 142, 144, 146, 148, 150, 152, 154, 156, 158, 160, 162, 164, 166, 168, 170, 172, 174, 176, 178, 180, 182, 184, 186, 188, 190, 192, 194, 196, 198, 200, 202, 204, 206, 208, 210, 212, 214, 216, 218, 220, 222, 224, 226, 228, 230, 232, 234, 236, 238, 240, 242, 244, 246, 248, 250, 252, 254, 256, 258, 260, 262, 264, 266, 268, 270, 272, 274, 276, 278, 280, 282, 284, 286, 288, 290, 292, 294, 296, 298, 300, 302, 304, 306, 308, 310, 312, 314, 316, 318, 320, 322, 324, 326, 328, 330, 332, 334, 336, 338, 340, 342, 344, 346, 348, 350, 352, 354, 356, 358, 360, 362, 364, 366, 368, 370, 372, 374, 376, 378, 380, 382, 384, 386, 388, 390, 392, 394, 396, 398, 400, 402, 404, 406, 408, 410, 412, 414, 416, 418, 420, 422, 424, 426, 428, 430, 432, 434, 436, 438, 440, 442, 444, 446, 448, 450, 452, 454, 456, 458, 460, 462, 464, 466, 468, 470, 472, 474, 476, 478, 480, 482, 484, 486, 488, 490, 492, 494, 496, 498, 500, 502, 504, 506, 508, 510, 512, 514, 516, 518, 520, 522, 524, 526, 528, 530, 532, 534, 536, 538, 540, 542, 544, 546, 548, 550, 552, 554, 556, 558, 560, 562, 564, 566, 568, 570, 572, 574, 576, 578, 580, 582, 584, 586, 588, 590, 592, 594, 596, 598, 600, 602, 604, 606, 608, 610, 612, 614, 616, 618, 620, 622, 624, 626, 628, 630, 632, 634, 636, 638, 640, 642, 644, 646, 648, 650, 652, 654, 656, 658, 660, 662, 664, 666, 668, 670, 672, 674, 676, 678, 680, 682, 684, 686, 688, 690, 692, 694, 696, 698, 700, 702, 704, 706, 708, 710, 712, 714, 716, 718, 720, 722, 724, 726, 728, 730, 732, 734, 736, 738, 740, 742, 744, 746, 748, 750, 752, 754, 756, 758, 760, 762, 764, 766, 768, 770, 772, 774, 776, 778, 780, 782, 784, 786, 788, 790, 792, 794, 796, 798, 800, 802, 804, 806, 808, 810, 812, 814, 816, 818, 820, 822, 824, 826, 828, 830, 832, 834, 836, 838, 840, 842, 844, 846, 848, 850, 852, 854, 856, 858, 860, 862, 864, 866, 868, 870, 872, 874, 876, 878, 880, 882, 884, 886, 888, 890, 892, 894, 896, 898, 900, 902, 904, 906, 908, 910, 912, 914, 916, 918, 920, 922, 924, 926, 928, 930, 932, 934, 936, 938, 940, 942, 944, 946, 948, 950, 952, 954, 956, 958, 960, 962, 964, 966, 968, 970, 972, 974, 976, 978, 980, 982, 984, 986, 988, 990, 992, 994, 996, 998, 1000 are visible. The text "The Proposals" is centered over the map.

The Proposals

5 The Proposals

5.1 The proposals follow on from the previous consents granted in seeking to retain the existing building with the lean-to element removed from the front elevation and a rear extension added to this. The current proposals seek for a L shaped addition to be added which is part two and part single storey.



EAST ELEVATION - PROPOSED

1:50 @ A1



WEST ELEVATION - PROPOSED

1:50 @ A1



5.2 The existing building would accommodate the entrance hall and stairs and a study with a bedroom and bathroom in the roof space. The two-storey extension would form the kitchen /dining area with a master bedroom suite at first floor. The single storey wing would create a further two bedrooms. The dwelling thus formed would be a four-bedroom unit.

5.3 To the south of the existing building a new detached one and a half storey cart lodge and store is proposed.



An aerial map of a residential neighborhood, likely in a coastal area, showing streets, houses, and trees. The map is oriented with North at the top. Visible street names include "BAYVIEW AVENUE" running diagonally from the top left to the bottom right, "PARADISE BLVD" running horizontally across the bottom, and "SUNSET BLVD" running horizontally across the middle. House numbers are visible on several lots, including "120", "110", "100", "90", "80", "70", "60", "50", "40", "30", "20", "10", "0", "10", "20", "30", "40", "50", "60", "70", "80", "90", "100", "110", "120".

Material considerations

6 Planning Policy Context

National legislation

6.1 Section 38 (6) of the Planning and Compulsory Purchase Act 2004 requires that if regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise.

6.2 The statutory requirements of Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires the decision maker in considering whether to grant planning permission for development which affects a listed building or its setting, to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. Section 72 of the same act requires special attention to be paid to the desirability of preserving or enhancing the character and appearance of a conservation area.

National guidance

6.3 National planning policy is set out in the **National Planning Policy Framework (NPPF)** Dec 2023. Section 16 of the NPPF sets out policies aimed at conserving and enhancing the historic environment. Paragraph 203 directs local planning authorities to take account of:

- the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- the desirability of new development making a positive contribution to local character and distinctiveness.

6.4 Paragraph 206 of the NPPF requires that any harm to, or loss of the significance of a designated heritage asset – which can be from its alteration or destruction or from development within its setting, requires clear and convincing justification.



6.5 Paragraph 208 states that where less than substantial harm to the significance of a designated assets is found to occur this harm must be weighed against the public benefits resulting from the proposals.

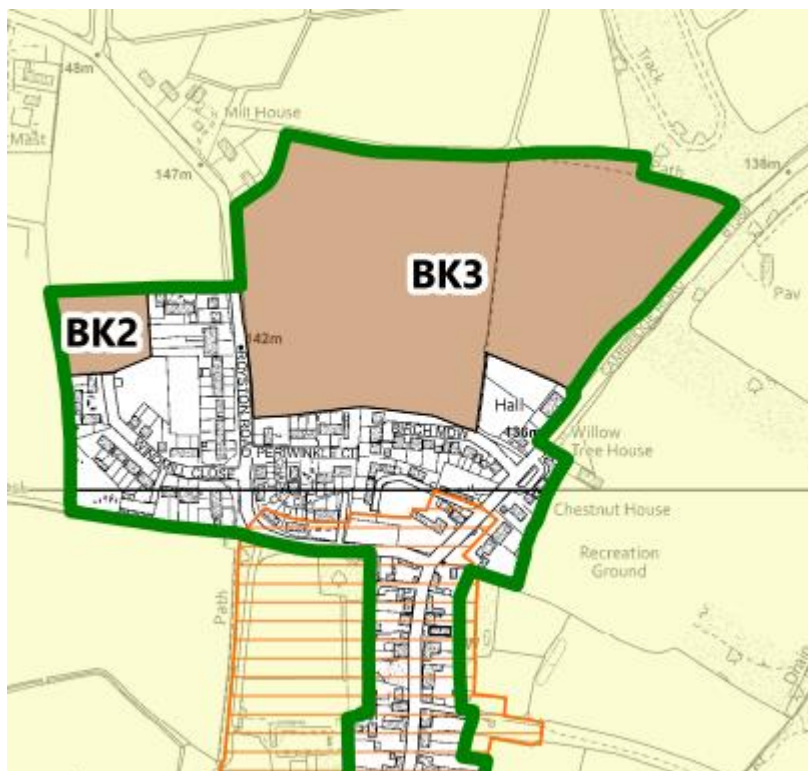
6.6 The **National Planning Practice Guidance** (PPG), which provides further specific guidance, and which is regularly updated on- line. This reinforces the policies set out in the NPPF. This includes The Historic Environment (2019) which sets out what are heritage and public benefits and how these should be balanced in the determination of an application.

6.7 Heritage is also a material consideration in the **National Design Guide OGL** (2019). The National Design Guide addresses the question of how we recognise well designed places, by outlining and illustrating the Government’s priorities for well-designed places in the form of ten characteristics. This includes context. Paragraph 38 states *‘An understanding of the context, history and the cultural characteristics of a site, neighbourhood and region influences the location, siting and design of new developments.’* It advises that well-designed places are responsive to local history, culture, and heritage.

Local Plan Policy

6.8 The adopted Local Plan for the locality is the North Hertfordshire Local Plan 2022. Within the policies maps relating to this plan the existing building is within the development

limits for the village, but the extension and garden area would be outside but not in the Green Belt.



6.9 Barkway is one of five villages identified as having a higher allocation of development.

Extract of Map F Royston Areas of the Local Plan



6.10 The Plan contains the following policies of relevance to the development:

- **Policy SP1** Sustainable development in North Herts – which supports growth in the villages to maintain their vitality
 - **Policy SP2** Settlement hierarchy and spatial distribution – Barkway is allocated 208 houses to be provided in the life of the plan (to 2031)
 - **Policy SP9** Design and Sustainability
 - **Policy SP11** Natural resources and sustainability
 - **Policy SP12** Green infrastructure, landscape and biodiversity.
 - **Policy SP13** Historic environment – with a strong presumption in favour of retention preservation and enhancement.
 - **Policy CGB4** Existing buildings in the rural area beyond the Green Belt
- a) Planning permission for the re-use, replacement or extension of buildings in the Rural Area beyond the Green Belt will be granted provided that:
- b) Any existing building to be converted for re-use does not require major extension or reconstruction;
- c) The resultant building(s) do not have a materially greater impact on the openness, purposes or general policy aims of the Rural Area beyond the Green Belt than the original building(s); and
- d) Any outbuilding(s) are sited as close as possible to the main building(s) and visually subordinate to them.
- **Policy D1** Sustainable Design
 - **Policy NE4** Biodiversity and geological sites
 - **Policy NE12** Renewable and low carbon energy development
 - **Policy HE1** Designated heritage assets

Neighbourhood Plan

6.11 There is no neighbourhood plan designation for the village.



Supplementary Guidance

6.12 There are no relevant supplementary guidance documents.

Conservation Area Character Statement

6.13 A Conservation Character Statement was produced for Barkway in 2019.

Historic England Guidance

6.14 The main guidance produced by Historic England of relevance to this application are:

- The Setting of Heritage Assets – Historic Environment Good Practice Advice Planning Note 3 (2017).



7 Heritage Impact Assessment

7.1 The potential impact of the proposals is now assessed regarding the identified heritage assets in the locality.

Direct impact to the curtilage listed

7.2 The proposals will have a direct impact on the existing outbuilding which is held to be a curtilage Listed Building.

Setting of No.7 & 9 and the chapel (NDHA)

7.3 The main heritage consideration the potential impact of the proposal on the setting of No's 7 and 9 High Street and the NDHA of the Chapel. The methodology set out in the Historic England Guidance on Setting 2017 is followed, notably the checklists on page 11 and 13. The heritage baseline has been established in the earlier sections of this report.

7.4 The analysis is summarised in the following table:

Potential attributes/experience	Assessment of the site	Consideration of potential impact of development
Proximity to the assets	The site is located to the rear of the chapel and No.7 High Street. It is separated from the other historic built form by the access drive and boundary walls.	
Position in relation to topography	There is a drop in the site levels from west to the east with the plot being at a lower height than the High Street plots.	



Inter-relation of the site with the assets	The site interrelates with the elevations of the adjacent properties reinforcing the subordinate role of this building. The cart shed is proposed to be sited to relate to an existing outbuilding to the rear of 7/9 High Street.	
Key views	The main view of the application site is to the end of the access drive	
Orientation	The existing building has limited window openings. The main garage doors are to the east and west elevations. The new dwelling will have its aspect largely facing east. The cart shed will be orientated east west so the gable end faces the adjacent properties of 7/9 High Street.	
Openness	The existing building forms an end stop to the view up the driveway. The site is enclosed by mature trees to the eastern boundary and therefore forms a distinct plot relating to the village and separate from the open fields to the east. The northwestern and northern boundaries of the site are enclosed by an existing brick boundary wall. 	



Degree of change over time	The main changes in this location over the last 150 years have been the building of the chapel and subdivision of the buildings which formed part of the Red House estate including the house itself.	
Prominence or dominance of the development	The building being small scale, modest in form and appearance and set well back from the High Street is a subordinate element in the street scene and built form to this part of the village. The new build element will be in materials which harmonise with the existing outbuilding. The cart shed will read as a subservient building given that it will be weather boarded with side hung timber doors.	
Competition with the assets	It is assessed that the converted and extended building will not compete visually with any of the identified Listed Buildings in the locality. The new build elements will be subservient to the existing building as will the new cart shed. The hierarchy of built form in this location will be maintained	
Visual permeability	The visual permeability of the site is low due to the back land location, mature trees to the eastern side of the site and the enclosing walls to the site.	
Introduction of movement and activity	There is already movement via the access. Given the proposals create one additional dwelling this is not seen resulting in harm. The vehicles associated with the dwelling will be accommodated on the site.	



Diurnal or seasonal change	Given the relationship of the site to the built form and lighting of the village this will be largely consistent and not intrusive	
----------------------------	--	--

Heritage baseline		
Changes to the built surroundings/land use	The proposals introduce more new built form on the site than the extant consent, but the converted building will read as the host structure. Given the size of the plot this will not be disproportionate.	Minimal harm
Changes to skyline	The existing building forms the visual end stop in the view up the drive and this relationship will not be altered. The cart shed will not be visible in the views of the site from High Street.	No harm
Noise, odour, vibration etc	This will largely be confined to the conversion and building period.	Minimal harm – conditions can be applied to restrict the works
Changes to public access	The access is a private drive, and this will not be altered	No harm
Changes to landscaping	The existing trees on the site are to be retained.	No harm
Changes to boundary treatments	The walling to the west and northern boundaries and trees and fencing to the east and south are to be retained.	No harm



7.5 In summary the Historic England guidance accepts that the setting of a heritage asset is not fixed and may evolve over time.

Impact on the character and appearance of the conservation area and street scene

7.6 The application site relates to the existing built form of the village, but its orientation means that it relates both to the High Street but also to the paddocks and fields to the east. The proposals retain the existing building as the main visual element in the views from High Street. The removal of the lean-to addition and improvements to the appearance of this elevation will enhance the locality. The existing building will still read as a modest outbuilding. The new build addition will be subservient to the existing building. By using suitable materials for the site, the new and old will sit comfortably as one, but the original extent of the outbuilding will still be legible. The detached cart shed structure will read as a subservient structure with a black weather boarded finish and clay tile roof. It is sited to have the gable end facing towards No 7/9 and will be adjacent to an existing outbuilding to the rear gardens of these properties. The cart shed will not be visible from High Street. is therefore assessed that the proposals will not have any adverse impact on the character or appearance of the conservation area.

Level of harm

7.7 The national legislation and guidance require that great importance and weight must be given to whether there will be any resulting harm. This assessment has established there will be no direct harm to any identified Listed Buildings or their setting nor to the Conservation Area. The only harm will be to the curtilage listed outbuilding and this has been mitigated by the careful design in reusing the structure. The resulting level of harm is less than substantial but to the very low end of this spectrum.

Public benefits

7.8 Paragraph 208 of the NPPF states that where a proposal will lead to less than substantial harm to the significance of a designated heritage asset this harm should be weighed against the public benefits of the proposals.



7.9 The heritage benefits flowing from the scheme are as follows:

- Find a new optimum use for the building (the principle of which has been secured in past consents) which removes the risk and secures the long-term conservation of the building.
- Enhances the principal elevation and the views from the conservation area to the building.

7.10 In addition other public benefits have been identified as resulting which are set out in the Planning Balance of section 8 below.

Policy Compliance

7.11 Policy HE1 is the heritage policy of most relevance, and this has three criteria which must be met for development proposals to be supported:

- It will enable the heritage asset to be used in a manner that secures its conservation and preserves its significance – this is complied with.
- It incorporates a suitable palette of materials – this is complied with.
- It will lead to less than substantial harm - this is complied with.

7.12 It has therefore been demonstrated that the proposals fully accord with this policy.



8 Material Planning Considerations

Principle of development

8.1 The planning history of the site has established that the conversion of the building as part of a dwelling is acceptable. The 2019 consent is extant and forms the ‘fall back’ position. The current proposals seek a larger element of new build, but the design has ensured that this is subservient, in keeping and not visually dominant to the existing outbuilding to be converted.

Sustainable development

8.2 The site is to the edge of the built form of the village and the location is well placed to be accessible to all the existing village services. The development is seen as extending/reusing an existing building, the extension will be subservient to the existing host building and the openness of the site will not be harmed. The new cart lodge garage relates to the building. The proposals will thus accord with the countryside policy CGB4.

Transport

8.3 The existing building is accessed by the private drive, and this will remain unaltered. The proposals include for on site parking which meet the Local Authority standards and thus the provisions of Policy T2 of the Local Plan. The cart shed also provides for covered bin and bike storage.

Design

8.4 The design makes full use of the drop in level to the site. In seeking a part two storey part single storey new wing, both elements will be subservient to the host building. The existing and new will be tied together using complementary materials which echo the modest character of the existing building. The original building will remain legible in relation to the extension. The design of the cart shed will read as an ancillary building to the main building in terms of the scale and form of the structure and the proposed materials.



Neighbour amenity



8.5 The scale of the building, orientation, privacy distances, location of the windows and the mature landscape screening of the site will all ensure that the conversion proposals will have no adverse impact by way of overlooking or being overbearing on any of the adjacent residential properties including No's 7 and 9 High Street. The proposed cart shed has been orientated so the roof slope is away from the neighbours rear gardens and the building would be sited next to an existing outbuilding relating to these properties. Given the fall of the land the new structure is held to not be visually dominant or overbearing on the amenities of these properties.

Ecology & Biodiversity

8.6 An Ecological Appraisal including a BNG assessment has been undertaken for the site. The Preliminary Ecology Assessment concludes that the application site is not designated a site of nature conservation importance and none of the nearby Local Wildlife Sites are predicted to be adversely affected by the redevelopment proposals. There are no predicted adverse impacts on protected and/or important species and habitats as a result of the redevelopment of the application site. Some mitigation measures will be implemented to avoid adverse impacts on nesting bird and hedgehogs (*Erinaceus europaeus*).

8.7 Given that the proposal is a self-build scheme and therefore exempt from this requirement. However, the BNG calculation has been undertaken. The Statutory Small Sites Biodiversity Metric has calculated the application site's baseline to be worth 1.6324 Habitat Units (HUs). The draft proposed site layout has been provided and calculations indicate a Biodiversity Net Gain of +10.09% in Habitat Units. Habitat creation on-site includes, importantly, the retention of the three mature trees on site, the planting of areas of wildflower meadow planting (appropriate to the local area) and the planting of 21 new trees.



In addition, the planting of a new length of native hedgerow, measuring approximately 100m will result in a Biodiversity Net Gain of +100% in Hedgerow Units as there are currently no existing hedgerows on site. As an additional ecological enhancement, specifically for protected species, – three bat boxes will be installed on one of the retained trees within the site. The proposals have therefore been demonstrated to secure the national requirement of a 10% net biodiversity gain on the site in habitat units notwithstanding the exemption.

Heritage

8.8 The assessment in Section 7 has concluded that the development will result in a very low level of harm to the existing curtilage listed building. No harm is held to result to the other Listed Buildings in the locality or the character and appearance of the Conservation Area. Heritage benefits flowing from the proposals have been identified.

Flood risk

8.9 The site is within Flood Zone 1 on the Environment Agency flood maps with a low probability from flooding from the river. In terms of surface water flooding, it is also identified to be at low risk. The provisions of Local Plan Policy NE7 are therefore complied with.

Green technology

8.10 In addition to the building being thermally efficient and having fittings which conserve water the dwelling is proposed to have an ASHP, and the floor plan is laid out to maximise the solar gain to the building.

Planning Balance

8.11 A very low level of heritage harm has been identified as resulting from the proposals. No other areas of harm have been identified



8.12 In terms of public benefits the following are held to flow from the development:

Public benefit	Level of benefit
Retention, enhancement and reuse of an existing curtilage listed building	High – this removed the risk from the building and secures it long term future
Formation of one new two bed unit in the village	Moderate- contributes to the housing stock of small dwellings in the village
A self-build unit	Moderate- contributes to the LPA quota for self-build units
Biodiversity	High- the 10% national BNG enhancement requirement has been shown to be achievable on the site with the various habitat enhancements proposed
Low water and energy consumption	Moderate – the building will be sustainable
Employment	Low – for a temporary period during construction

8.13 Given the very low level of harm identified it is held that the resulting public benefits will more than outweigh this.



9 Conclusions

9.1 There is a history of consents on the site for the conversion, extension and enhancement of the existing outbuilding on the site. There is an extant consent on the site. This current proposal seeks to add a larger extension to create a four-bedroom dwelling on the site. A detached cart lodge is also proposed.

9.2 This statement acknowledges that the building is curtilage listed as well as being within the Barkway Conservation Area. The potential impact of the proposals on the identified heritage assets has been assessed. The conclusion reached is that the proposals will result in less than substantial harm and to the low end of this category.

9.3 The proposed conversion to a residential use is held to be sustainable, and it will relate well to the existing built form of the village. The new cart shed follows the pattern of outbuildings in the locality and the form of the building will ensure is subservient and read as an ancillary building to the host dwelling. The conversion scheme has been demonstrated to result in no harm to the occupiers of the adjacent properties, the ecology of the area or impact on the views of the site from the village.

9.4 Six benefits are identified as flowing from the development of which the securing of a new optimum use for the existing building which both preserves and enhances the structure results in a high level of benefit, with other moderate benefits identified. The combination of benefits resulting are held to more than outweigh the low level of heritage harm identified.

9.5 The proposals have been shown to accord with the Adopted Local Plan 2022 and the national guidance of the NPPF. It is therefore concluded that there are no sound reasons to resist this development.



References

- An Inventory of the Historical Monuments in Hertfordshire
HMSO 1910 pp 46-47
- [Barkway Local History Group | North Hertfordshire Village \(barkwayhistory.com\)](http://barkwayhistory.com)



