

DELEGATED FILE NOTE

CASE OFFICER: ...Vicki Wood.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/02596/FPH	Extend south gable end, change cladding, and alter fenestration of existing west extension. Internal and external alterations including installation of air source heat pump on west elevation of existing west extension (as amended by plans received on 30/12/2025 and 05/01/2026).	Old Manor House Shaftenhoe End Bogmoor Road Barley Royston Hertfordshire SG8 8LE

Submitted Plan Nos

580 01 00B 580 01 05 580 01 01 580 01 02A 580 01 03A 580 01 08A 580 01 04A 580 01 09A 580 01 10A 580 02 01 580 04 11 580 04 13 580 04 14 580 04 12 Rev A 580 02 02 Rev A 580 02 03 Rev A 580 02 04 Rev A 580 02 05 Rev A 580 02 08 Rev A 580 02 09 Rev A 580 02 10 Rev A

1.0 Policies

1.0 National Planning Policy Framework (2024)

Section 2 Achieving sustainable development

Section 12 Achieving well-designed and beautiful places

Section 14 Meeting the challenge of climate change, flooding and coastal change

Section 16 Conserving and enhancing the historic environment

1.1 North Hertfordshire Local Plan (2011-2031)

Strategic Policies

Policy SP1 Sustainable development in North Herts

Policy SP2 Settlement Hierarchy and Spatial Distribution

Policy SP5 Countryside and Green Belt

Policy SP9 Design and sustainability

Policy SP13 Historic environment

Development Management Policies

Policy CGB1 – Rural Areas beyond the Green Belt

Policy CGB4 – Existing buildings in the Rural Area beyond the Green Belt

Policy D1 Sustainable Design

Policy D2 House Extensions and Replacement Dwellings

Policy D3 Protecting Living Conditions

Policy HE1 Designated heritage assets

2.0 Relevant Site History

- 2.1 22/03037/FPH - Single storey rear extension, installation of outdoor swimming pool and external seating area (as amended by plans received on 16th May and 26th June 2023). Conditional Permission.
- 2.2 22/03038/LBC - Rear single storey extension with associated ground works (as amended by plans received on 16th May and 26th June 2023). Conditional Consent.
- 2.3 25/00895/LBC - Internal alterations and opening-up to facilitate investigation works to existing listed building fabric. Conditional Consent.

2.2 Concurrent listed building consent application 25/02515/LBC.

3.0 **Representations**

3.1 **Press, Site Notice and Neighbour Consultation** – One objection has been received from The Tythe Barn and raises the following concerns:

- Noise disturbance from a proposed ASHP due to the revised location of the unit being closer to their outdoor seating area and the impact this will have on existing residential amenity.

3.2 **Barley Parish Council** – No objection.

3.3 **NHC Conservation Officer** – No objection subject to conditions.

3.4 **NHC Environmental Health Officer** – No objection subject to unit being installed as per the submitted plans. No re-consultation following receipt of amended plans was undertaken due to the minor change to the position of the unit.

3.5 **NHC Ecology Officer** – No objection subject to a pre-commencement condition regarding the protection of bats.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The site lies to the southeast of the village of Barley and comprises of The Old Manor House and Lodge. The Old Manor House being a grade II listed building and therefore a designated heritage asset. There are several other listed buildings within this small cluster of former agrarian buildings all now converted to residential, namely The Tythe Barn to the west, Brunel's Barn to the south of The Tythe Barn and Willow Barn to the northeast. Crown House lies to the north and east of the access road which serves the application site and other properties in this small cluster of dwellings.

4.1.2 For planning policy purposes, the property lies in the Rural Area beyond the Green Belt.

4.2 **Proposal**

4.2.1 Extend south gable end, change cladding, and alter fenestration of existing west extension. Internal and external alterations including installation of air source heat pump on west elevation of existing west extension (as amended by plans received on 30/12/2025 and 05/01/2026).

4.2.2 The amended plans address a design change to the rooflight on the western elevation of the sunroom and various heritage concerns together with a minor change to the siting of an ASHP.

4.2.3 A Heritage Statement, Design and Access Statement both dated September 2025, Preliminary Roost Assessment (PRA) dated April 2025, and Bat Emergence and Re-entry Study dated July 2025 are submitted in support of the application.

4.3 Key Issues

4.3.1 The key issues for consideration are as follows:

- Whether the proposed development would be inappropriate development in the Rural Area beyond the Green Belt for the purposes of the National Planning Policy and Local Development Plan.
- The acceptability of the design of the proposed development and its resultant impact on the listed building.
- The impact the proposed development would have on the character and appearance of the property and the surrounding area.
- The impact that the proposed development would have on car parking provision in the area.
- The impact that the proposed development would have on the living conditions of nearby neighbouring properties.

Principle of Development in the Rural Area beyond the Green Belt

- 4.3.2 The site lies outside of any defined settlement boundary and is designated as Rural Area beyond the Green Belt within the Local Plan where there is a general presumption against development. Policy CGB1 sets out broad typologies of development considered acceptable, one of which is d) Relates to an existing rural building. Policy CGB4 sets out similar typologies of development considered acceptable, one of which is c) The resultant buildings(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). Both Policies CGB1 and CGB4 are subject to meeting the requirements of other relevant planning policies.
- 4.3.3 I consider the proposed development to be minor and would not be contrary to the aims of acceptable development in the Rural Area beyond the Green Belt for reasons of being related to existing buildings, scale and being subordinate to the main building. I therefore consider the proposal acceptable in principle.

Design

- 4.3.4 The objectives of the National Planning Policy Framework (NPPF) include those seeking to secure the creation of high quality, beautiful and sustainable buildings and places (Section 12 – Achieving well-designed places). Paragraph 131 of the NPPF states that *“Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities”*. In this regard, Policy D1 and D2 of the Local Plan are consistent with the objectives set out within the NPPF.
- 4.3.5 The proposal would see a minor extension of an existing wall and roof to the rear west side elevation of a previous extension now sunroom, and the installation to the south and west elevations with a vertical strip charred larch cladding material. To the west side elevation of the same sunroom, a high-level horizontal roof light is proposed to allow natural light to enter habitable space and a horizontal ‘slot’ type window installed at ground floor level. On the same west side elevation an air-source heat pump (ASHP) is proposed which would be housed in an acoustic enclosure and finished in the same

external cladding material. To the south and east elevations of the sunroom existing glazing would be replaced with triple glazing in a frameless design, with replacement glazing used to other glazed areas at ground, first and second floor levels as detailed on the submitted plans.

- 4.3.6 To the north elevation, which is the main frontage to the property, a set of new solid stone steps would be formed to the main entrance doorway with a replacement oak door and single pane fanlight with a simple lead-clad canopy above. In addition, the south elevation, which is the rear elevation, would see two areas of existing external insulation and render removed to create two new openings, one which would see the enlargement of a set of existing French doors and one being the formation of a new window opening to the snug/library/study room.
- 4.3.7 At roof level, the existing clay tiles to the sunroom and west dormer would be removed and replaced with new tiles to match the existing. The removed roof tiles would be set aside for re-use. The main roof of the dwelling would undergo some general repair and maintenance works.
- 4.3.8 Various internal alterations are proposed which are covered by the concurrent application for listed building consent.
- 4.3.9 I am satisfied that the development would be in accordance with Policies D1 and D2 of the Local Plan and Section 12 of the NPPF.

Impact on Heritage Assets

- 4.3.10 Section 16 of the NPPF sets out guidance relating to sustaining and enhancing heritage assets. In this regard, Policy HE1 of the Local Plan is consistent with the NPPF.
- 4.3.11 When considering the impact of proposed development on the significance of a designated heritage asset (in this case the Listed Building(s)), the NPPF notes that great weight should be given to the asset's conservation; the more important the asset, the greater the weight should be.
- 4.3.12 I support the view expressed by the Conservation Officer, in that the proposed development would not have any adverse impact upon the listed building's special character.
- 4.3.13 I am satisfied that the development would be in accordance with Policy HE1 of the Local Plan and Section 16 of the NPPF.

Impact on Neighbouring Properties:

- 4.3.14 A core planning principle set out in the NPPF is to always seek to secure a good standard of amenity for all existing and future occupants of land and buildings. This principle is reflected in the provisions of Policy D3 of the Local Plan.
- 4.3.15 One objection has been received from the owner/occupiers of The Tythe Barn which is situated to the west of the application site. The objection, as set out at para 3.1 relates to potential noise disturbance from the ASHP on existing residential amenity, this relates to the use of the garden space and more specifically an outdoor seating area alongside

the party boundary fence with the Old Manor House. The siting of the ASHP is to the northern end of the west side elevation of the dwelling and is approximately 4.1 metres from the boundary fence. The ASHP is contained within an acoustic enclosure to prevent noise transmission. No objection has been received from the Council's Environmental Health Officer, and I am satisfied that providing the acoustic enclosure is in place prior to the operation of the ASHP, any noise generated from its use would be minor, and would not impact existing residential amenity to a significant degree.

- 4.3.16 Whilst there is no objection to the revised position and design of the rooflight to west elevation, it is important to note that the cill level of the rooflight as measured from finished floor level is 2.4 metres and exceeds general head height which prevents overlooking of The Tythe Barn. Any light-spill from the rooflight would be minimal given the limited size of the opening and the presence of existing window openings on the west elevation of the property at second floor level.
- 4.3.17 I am satisfied that the proposal is in accordance with Policy D3 of the Local Plan and Section 12 of the NPPF.

Ecology and Biodiversity Net Gain (BNG)

- 4.3.18 Following the advice set out in the PRA dated April 2025 and subsequent bat emergence and re-entry surveys dated July 2025, it is noted that there are two day roosts and satellite maternity roost present within the property and that these are likely to be damaged or disturbed as a result of the proposed works. As such, it is necessary to ensure a pre-commencement condition is included to ensure any bats are safeguarded.
- 4.3.19 The development is not subject to the statutory Biodiversity Gain Plan condition because it is exempt under the statutory exemptions as set out in paragraph 17 of Schedule 7A of the Town and Country Planning Act 1990 and the Biodiversity Gain Requirements (Exemptions) Regulations 2024.

Environmental Implications

- 4.3.20 Section 14 of the NPPF sets out how the planning system should support the transition to a low carbon future. The principles set out in Section 14 are reflected in Policy D1 of the Local Plan, which sets out that development proposal should take all reasonable opportunities to reduce energy consumption and waste, retain existing vegetation and propose new appropriate planting, and future proof for changes in technology and lifestyle.
- 4.3.21 The proposed development, would have no significant implications for the local environment in terms of carbon emissions and therefore would be generally in compliance with Section 14 of the NPPF and Policy D1 of the Local Plan.

4.4 Conclusion

- 4.4.1 The proposed development is considered acceptable and complies with both local and national planning policies.

4.5 Alternative Options

4.5.1 N/A

4.6 **Pre-Commencement Conditions**

4.6.1 The agent has agreed the pre-commencement condition regarding bats.

5.0 **Recommendation**

5.1 That planning permission be **GRANTED** subject to the following conditions:

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out wholly in accordance with the details specified in the application and supporting approved documents and plans listed above.

Reason: To ensure the development is carried out in accordance with details which form the basis of this grant of permission.

3. The proposed heat pump model installed on site shall be: PUZ-WZ50-120VAA/YAA and retained thereafter unless otherwise agreed in writing by the Local Planning Authority.

Reason: To protect the amenity of the neighbouring occupiers and to comply with Policy D3 of the North Hertfordshire Local Plan 2011-2031.

4. The proposed acoustic enclosure to the approved air source heat pump shall be in place prior to operation and retained thereafter unless otherwise agreed in writing by the Local Planning Authority.

Reason: To protect the amenity of the neighbouring occupiers and to comply with Policy D3 of the North Hertfordshire Local Plan 2011-2031.

5. No works are in any circumstances to commence unless the local planning authority has been provided with either:
- a licence issued by Natural England authorizing the specified activity/development to go ahead; or
 - a statement in writing from a suitably qualified ecologist to the effect that it does not consider that the specified activity/development will require a licence.

Reason: To ensure that works do not result in adverse impacts to protected species.

Proactive Statement:

Planning permission has been granted for this proposal. The Council acted proactively through positive engagement with the applicant during the determination process which led to improvements to the scheme. The Council has therefore acted proactively in line with the requirements of the Framework (paragraph 38) and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015.

Signed  Anne McDonald	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 4 February 2026	