

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/02515/LBC	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 04 12A 580 01 00B 580 04 13 580 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 14 580 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

1.1. National Planning Policy Framework (2024)

Section 16 – Conserving and enhancing the historic environment

1.2. North Hertfordshire Local Plan (2011-2031)

Strategic Policy

Policy SP13 Historic Environment

Development Management Policy

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 planning application 25/02596/FPH.

3.0 Representations

3.1 **Press, Site Notice and Neighbour Consultation** – None received.

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

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

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.

4.2 **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).
- 4.2.3 The amended plans address a design change to the rooflight on the western elevation of the sunroom and various heritage concerns relating to internal alterations together with window details and a minor change to the siting of an ASHP.
- 4.2.4 A Heritage Statement and a Design and Access Statement dated September 2025 are submitted in support of the application.

4.3 **Key Issues**

- 4.3.1 The key issues for consideration is the impact that the proposed development would have on the special character, setting and significance of the listed building.

4.4 **Design and Appearance**

- 4.4.1 To the west side of the dwelling, and which forms an existing extension, the proposed development would see a minor extension to the structure to the southwest corner, installation of a rooflight, 'slot' type window at ground floor level and external cladding to both ground and first floor level elevations together with the siting of an air source heat pump (ASHP). Alterations to the glazing is also proposed in a frameless surround.
- 4.4.2 To the north elevation, the main frontage to the dwelling, the existing porch would be removed and a traditional canopy installed together with a replacement front door with simple single pane fanlight above and new stone steps formed.
- 4.4.3 To the south elevation, the rear of the dwelling, two new openings are proposed, one alongside an existing set of French doors and one new window opening formed to the snug/library/study room.
- 4.4.4 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.

- 4.4.5 Replacement glazing is proposed throughout the remainder of the dwelling with a detailed drawing (580 04 12A) submitted showing the glazing details.
- 4.4.6 Several internal changes are proposed at both ground, first and second floor levels as detailed on drawing nos. 580 02 02A (Ground Floor), 580 02 03A (First Floor) and 580 02 04A (Second Floor).
- 4.4.7 The Conservation Officer has concluded that there is no heritage objection to the proposed development based on the fact that there would be no heritage harm to the listed building. The scale and design of the development is minor, and I am satisfied that the proposal complies with Policy HE1 of the Local Plan and Section 16 of the NPPF.

4.5 **Conclusion**

- 4.5.1 It is considered that the proposal would not occasion harm to the grade II listed building meaning that the proposal would satisfy the provisions of Sections 16(2) & 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and as supported by the aims of Section 16 of the NPPF and Policy HE1 of the Local Plan.

4.6 **Alternative Options**

- 4.6.1 N/A

4.7 **Pre-Commencement Conditions**

- 4.7.1 N/A

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. In accordance with 1.7 viii of the submitted Design & Access Statement and as also stated on approved drawing no. 580 02 11A, all existing clay tiles from the existing sunroom shall be set aside for reuse. Those tiles capable of reuse shall be used in the refurbishment of the sunroom with any shortfall made up from tiles to match in terms of material, colour, texture and size.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of this grade II listed building under Section 16(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

3. With the exception of the sunroom (west wing), all new windows shall be manufactured in timber and those that incorporate glazing bars as part of their design shall have 20mm 'through' bars with the section profile depicted in approved drawing no. 580 04 12A.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of this grade II listed building under Section 16(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

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