

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
26/00524/FPH	Single storey rear extension, open-sided side porch following demolition of existing side porch and C20th store. Alterations to external materials and fenestration throughout. Erection of detached double garage and installation of no.2 ASHP following removal of existing oil tank (as amended by plans received on 21/05/2026).	The Thatched Cottage Smiths End Lane Barley Royston Hertfordshire SG8 8LH

Submitted Plan Nos

2541.PD.200D 2541.PD.204C 2541.SD.100A 2541.SD.101 2541.SD.102 2541.PD.201E 2541.PD.202D

1.0 Policies

1.1. **National Planning Policy Framework (2024)**

Section 2 Achieving sustainable development
Section 12 Achieving well-designed places
Section 15 Conserving and enhancing the natural environment
Section 16 Conserving and enhancing the historic environment

1.2. **North Hertfordshire Local Plan (2011-2031)**

Strategic Policies

Policy SP1 Sustainable development
Policy SP9 Sustainable design
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 T2 Parking
Policy HE1 Designated heritage assets

2.0 **Relevant Site History**

- 2.1 Concurrent Listed Building Consent application – 25/00525/LBC - Single storey rear extension, open-sided side porch following demolition of existing side porch and C20th store. Alterations to external materials and fenestration throughout. Internal alterations (as amended by plans received on 21/05/2026).

3.0 **Representations**

Press, Site Notice and Neighbour– None received.

Barley Parish Council – None received.

NHC Conservation Officer – Approve subject to conditions.

NHC Environmental Health – No objection.

4.0 **Planning Considerations**

4.1. **Site and Surroundings**

- 4.1.1 The site is located on the southern side of the village of Barley and on the east side of Smith's End Lane. The property is a Grade II listed building and comprises of a two-storey detached dwelling with a detached annex to the north. It shares its southern

boundary with neighbouring Rose Cottage, which is also a Grade II listed building. The site sits within a generously sized plot.

- 4.1.2 The application site lies outside of any settlement boundary and is with the Rural Area beyond the Green Belt for the purposes of planning policy.

4.2. **Proposal**

- 4.2.1 Single storey rear extension, open-sided side porch following demolition of existing side porch and C20th store. Alterations to external materials and fenestration throughout. Erection of detached double garage and installation of no.2 ASHP following removal of existing oil tank (as amended by plans received on 21/05/2026).
- 4.2.2 The application is supported by a Heritage, Design and Access Statement dated February 2026.
- 4.2.2 The application has been amended to revise the ground floor southeast elevation, following advice from the Conservation Officer that a window would be more appropriate than the originally proposed steel and glass screen.

4.3. **Key Issues**

- 4.3.1 The key issues for consideration are as follows:
- The impact of the development upon the designated heritage assets, listing and Conservation Area.
 - The acceptability of the design of the proposed development and its resultant impact on the character and appearance of the locality.
 - The impact that the proposed development would have on the living conditions of neighbouring occupiers.
 - The impact that the proposed development would have on car parking provision in the area.
 - The impact that the development would have on the environment.

Principle of Development in the Rural Area beyond the Green Belt

- 4.3.2 The property lies within the Rural Area beyond the Green Belt; this is an area of countryside which lies outside of the Green Belt though considered important and valuable land where it is still necessary to impose restraints on development to prevent inappropriate schemes. Policy CBG1 of the Local Plan sets out six broad categories (a-d incl.) of development considered acceptable in Rural Areas beyond the Green Belt. In this case, the relevant category is d) Relates to an existing rural building. In regard to Policy CGB4 of the Local Plan, the relevant categories are c) and d): c) The resultant buildings 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 buildings; and d) Any outbuildings are sited as close as possible to the main buildings and visually subordinate to them.

In this regard, I find the principle of the development acceptable.

Design and Impact on Designated Heritage Assets

- 4.3.3 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.

- 4.3.4 Within a Conservation Area, the Council has a duty to pay special attention to the desirability of preserving or enhancing the character or appearance of that area, in accordance with Section 72 of the Listed Building and Conservation Areas Act (1990). Furthermore, 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.
- 4.3.5 When considering the impact of proposed development on the significance of a designated heritage asset (such as a listed building and Conservation Area), 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.
- 4.3.6 The proposal involves the removal of an existing 1970's porch and store on the west elevation of the dwelling, the removal of a porch-style canopy to the north, and the construction of a new porch on the north elevation. The proposed porch would feature an oak framed design with a pitched roof and would be of a modest scale.
- 4.3.7 To the east elevation of the dwelling, a single storey extension is proposed following the removal of an existing first floor balcony structure. The extension would be of modest scale and would be set in from both the north and south side elevations of the existing dwelling. It would comprise of a brick plinth with steel and glass windows and a monopitch roof finished in slate.
- 4.3.8 The proposed development also includes alterations to the external materials of the existing dwelling, involving the removal of horizontal timber boarding and its replacement with a smooth plaster finish.
- 4.3.9 Alterations are also proposed to the fenestration of the property, including changes to the size, positioning, and design of existing openings, to better reflect and enhance the character of the building.
- 4.3.10 In addition to the proposed works to the dwelling, the application includes the construction of a detached double garage within an area of the front garden, positioned forward of the dwelling and to the north of the existing access. The garage would be sited alongside the boundary with Smith's End Lane and adjacent to an existing hedgerow, with the removal of a small tree required to facilitate the development. The garage would measure approximately 5.6 metres in both width and depth and would have a pitched roof with ridge height 4.0 metres. Proposed materials comprise a red brick plinth, black featheredge horizontal timber boarding, a natural slate roof covering and timber doors. Whilst the siting of the garage would introduce additional built form forward of the dwelling, it is considered that, when viewed in the context of the narrow form of Smith's End Lane, the proposal would not result in harm to the Conservation Area. Furthermore, it would ensure that views of the listed building are not unduly impacted.
- 4.3.11 Two air-source heat pumps are proposed to the southeastern corner and boundary of the rear garden with Rose Cottage to the south. Based on the specifications submitted with the application, no objection has been received from Environmental Health.
- 4.3.12 I am satisfied that the scale, design and proportions of the proposed development would be sympathetic to the existing dwelling and would not result in harm to the visual

amenity of the area and would be in accordance with Policies D1 and D2 of the Local Plan and Section 12 of the NPPF. Furthermore, I am also satisfied that the development would preserve the significance of the listed building as well as the character and appearance of the Conservation Area in accordance with Policy HE1 of the Local Plan and Section 16 of the NPPF.

Impact on Neighbouring Occupiers:

4.3.13 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.

4.3.14 I am satisfied that the proposed development would not give rise to any significant impact on existing neighbouring amenity and would be in accordance with Policy D3 of the Local Plan and Section 12 of the NPPF.

Highways and Parking:

4.3.15 The existing dwelling benefits from adequate off-street parking provision, and the construction of the garage would not adversely affect this arrangement.

Environmental Implications:

4.3.16 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 proposals 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.

Biodiversity Net Gain (BNG)

4.3.17 This 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.

4.3 Conclusion

4.4.1. The development is of a good quality design which preserves the significance of the heritage asset and remains sympathetic to the existing dwelling and is in accordance with Policies SP1, SP9, SP13, CGB1, CGB4, D1, D2, D3, T1 and HE1 of the Local Plan 2011-2031 and Sections 2, 12, 15 and 16 of the NPPF 2024.

4.5. Alternative Options

4.5.1. N/A

4.6. Pre-Commencement Conditions

4.6.1. N/A

5.0 Recommendation

5.1 That planning permission be **GRANTED**

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 garage roof shall be covered using natural slates unless otherwise agreed and approved in writing by the Local Planning Authority.

Reason: To ensure that special regard is paid to character and appearance of the Barley Conservation Area under Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Policy HE1 of the North Hertfordshire Local Plan 2011/2031.

4. The garage roof shall have an open eaves (exposed rafter feet), unless otherwise agreed and approved in writing by the Local Planning Authority.

Reason: To ensure that special regard is paid to character and appearance of the Barley Conservation Area under Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Policy HE1 of the North Hertfordshire Local Plan 2011-2031.

5. The garage doors shall be black-painted timber, vertical-boarded doors with metal strap hinges unless otherwise agreed and approved in writing by the Local Planning Authority.

Reason: To ensure that special regard is paid to character and appearance of the Barley Conservation Area under Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Policy HE1 of the North Hertfordshire Local Plan 2011-2031.

6. The garage hereby approved shall be used solely for the purposes incidental to the enjoyment of the dwellinghouse (known as The Thatched Cottage) and shall not be used for any commercial or habitable purposes at any time.

Reason: To ensure that the building remains incidental to the host dwelling and in the interests of protecting residential amenity in accordance with Policy D3 of the North

Hertfordshire Local Plan 2011-2031.

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  Shaun Greaves Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 27 May 2026	