

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
26/00525/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).	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 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 Concurrent planning application 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). Decision Pending.

3.0 **Representations**

- 3.1 **Press and Site Notice**– 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 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.

4.2 **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. Internal alterations (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 issue 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 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.
- 4.4.2 The replacement of some sections of 1970's facing brickwork with a smooth finished lime-render is proposed.
- 4.4.3 The removal of the first floor balcony structure would facilitate the construction of a suitable designed single storey rear extension which is considered sympathetic to the existing dwelling.
- 4.3.4 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.
- 4.3.5 The siting and design of the proposed double garage are considered acceptable in the context of the setting of the listed building and would not adversely affect the character or appearance of the Conservation Area.
- 4.4.6 The Conservation Officer has concluded that there is no heritage objection to the proposed development on the grounds that there would be no heritage harm to the listed building. The scale and design of the development is acceptable, 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) & 72(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. With exception of the steel windows to the extension and the steel doors to the Southeast Elevation, all new windows shall be manufactured in timber with flush casements where openable and no trickle vents. Section details thereof shall be submitted to and approved in writing by the Local Planning Authority prior to their manufacture including 1:1 section of glazing bars and glazing system. Thereafter the new windows shall be installed in accordance with the approved details.

Reason: To ensure that regard is paid to the special character of the listed building under Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Policy HE1 of the North Hertfordshire Local Plan 2011-2031.

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