

<u>Location:</u>	Holborn Farm Dane End Therfield Royston Hertfordshire SG8 9RH
<u>Applicant:</u>	Mr Cassidy
<u>Proposal:</u>	Extension and conversion of the existing barn into a four bedroom dwelling with associated landscaping, following demolition of non-original stable extension, car port and lean-to structure (as amended by drawing nos. 300-Pr; 301-Pr; 302-Pr; 303-Pr; 310-Pr; 311-Pr; 312-Pr; 313-Pr; 314-Pr; _ 315-Pr received 3rd October 2025)
<u>Ref. No:</u>	25/01539/FP
<u>Officer:</u>	Tom Rea

Date of expiry of statutory period: 25/08/2025

Extension of statutory period: 11/11/2025

Reason for Delay:

Negotiations amended plans and awaiting consultee responses and in order to present the application to an available committee meeting.

Reason for Referral to Committee:

In accordance with section 8.4.5 of the Council's Constitution

"The Planning Control Committee shall determine: (c) any other planning application, application for advertisement consent, listed building consent or conservation area consent where: (i) a statutory consultee has submitted a written opinion contrary to the recommendation of the Service Director: Regulatory and which is a valid material planning consideration in the opinion of the Service Director: Regulatory;"

The recommendation is contrary to the view of the Highway Authority, with details of such outlined in this report.

1.0 Site History

- 1.1 23/01220/FP: Conversion of existing barn into one 4-bed dwelling including extensions, detached car port, widening of existing vehicular access, associated landscaping and parking following demolition of existing stable extension, car port and lean-to structure. (as amended by plan nos 301_R1, 302_R2, 3010_R1 _ 313_R1, 304 PR R2 (P3); 303 PR (R1); 300 PR R2 (P3); 100 R2 (P3) Granted 12.04.24

- 1.2 23/01221/LBC: Conversion to existing barn into one 4-bed dwelling including extensions, detached car port, widening of existing vehicular access, associated landscaping and parking following demolition of existing stable extension, car port and lean-to structure Granted listed building consent 12.04.24

The above permissions have not been implemented but are still extant.

2.0 **Policies**

2.1 North Hertfordshire Local Plan 2011 – 2031

Policy SP1: Sustainable Development in North Hertfordshire
Policy SP2: Settlement Hierarchy and Spatial Distribution
Policy SP6: Sustainable Transport
Policy SP8: Housing
Policy SP9: Design and Sustainability
Policy SP11: Natural Resources and Sustainability
Policy SP13: Historic Environment
Policy T1: Assessment of Transport Matters
Policy T2: Parking
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 D3: Protecting Living Conditions
Policy D4: Air Quality
Policy NE4: Biodiversity and Geological Sites
Policy NE7: Reducing flood risk
Policy NE8: Sustainable Drainage Systems
Policy NE9: Water Quality and Environment
Policy HE1: Designated Heritage Assets
Policy HE3: Non-designated heritage assets Policy HE4: Archaeology

2.2 **National Planning Policy Framework (December 2024)**

Section 2: Achieving sustainable development.
Section 5: Delivering a sufficient supply of homes
Section 8: Promoting healthy and safe communities
Section 9: Promoting sustainable transport
Section 11: Making effective use of land
Section 12: Achieving well-designed places
Section 14: Meeting the challenge of climate change, flooding and coastal change
Section 15: Conserving and enhancing the natural environment
Section 16: Conserving and enhancing the historic environment

Neighbourhood Plan

There is no 'made' Neighbourhood Plan for Therfield Parish

3.0 **Representations**

3.1 **Therfield Parish Council:** No response

3.2 **Hertfordshire Highways:** Advises as follows: 'The Highway Authority does not support the application. The proposal fails to demonstrate a policy-led and design-led approach

to access and movement, particularly for pedestrians and cyclists. It does not align with the principles of sustainable development and represents a potential risk to highway safety. The application is therefore considered contrary to the objectives of LTP4, the NPPF, and current government planning priorities.'

- 3.3 **Environment Agency:** Advises no objections on flood risk grounds. Recommends an informative.
- 3.4 **NHDC Senior Ecologist:** Notes the BNG gain 171%. Advises a condition concerning a protected species licence.
- 3.5 **NHDC Conservation officer:** Comments in relation to amended plans - Advises no objection recommendation. Advises that this is a case where the scheme will enable the heritage asset to be used in a manner that secures its conservation and preserves its significance (part a, Policy HE1 of NHLP) and where the less than substantial harm identified will serve to secure the asset's optimum viable use (part c, HE1 of NHLP).
- 3.6 **NHDC Environmental Health:**
Land contamination – Recommends a standard land contamination condition
Air Quality – Recommends an EV condition and informative
Noise/Nuisance – Raises no objections
- 3.7 **Natural England:** Advises no objection subject to appropriate mitigation being secured.
- 3.8 **Conservators of Therfield Heath and Greens:** No response
- 3.9 **Thames Water:** Advises that due to the proximity of the site to a public sewer a build over agreement may be required.
- 3.10 **Site Notice / Adjoining occupiers:** No responses received

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

- 4.1.1 The application site is situated on the east side of Dane End within the grounds of Holborn Farm House, a Grade II listed building. The site consists of a Grade II listed barn and associated extensions and hardsurfaced area located immediately to the south of Holborn Farm House.
- 4.1.2 The site is not located within a Conservation Area but is within the Rural Area Beyond the Green Belt. The site is located approximately 1500m to the southeast of Therfield village centre and similar distance from the village of Reed.
- 4.1.3 The site is partially within Flood Zone 3 due to the proximity of a watercourse on the opposite side of Dane End to the application site.

4.2 **Proposal**

4.2.1 The proposals, as amended, are for Full Planning Permission for the conversion of one barn to a dwelling house including the demolition of adjoining outbuildings at Holborn Barn, Holborn Farm.

4.2.2 The proposals include the demolition of adjoining buildings to the listed barn and the construction of three single storey extensions attached to the north elevation and south elevation of the barn. Vehicular access would be via the existing access onto Dane End shared with Holborn Farmhouse. The total proposed footprint of the development would be 432 sq metres with a net footprint reduction across the site of 16 sq metres.

4.2.3 The proposed dwelling would comprise 4 bedrooms, living area, kitchen/dining room and bathroom. The barn would have its own residential curtilage including garden area created to the east and south. The front car port extension would provide parking for several cars.

4.2.4 The proposed external materials for the barn conversion and extension are as follows:

- ☐ Clay plain tiled roof – refurbished
- ☐ Black painted timber cladding – refurbished and replaced where required
- ☐ Red brick – repointed in lime mortar and refurbished where required
- ☐ Timber framing
- ☐ Black corrugated metal cladding and black cappings
- ☐ Aluminium framed glazing

4.2.5 The application is supported by the following documents: -

- ☐ Planning Statement
- ☐ Design and access statement
- ☐ Heritage Impact Assessment
- ☐ Ecology Report and Bat Survey
- ☐ Tree Report
- ☐ Arboricultural Impact assessment
- ☐ Flood Risk Assessment
- ☐ Transport Technical Note

4.3 Key Issues

4.3.1 The key issues for consideration are as follows:

- ☐ The Principle of Development
- ☐ The Impact on Designated Heritage Assets
- ☐ Sustainability
- ☐ Design and impact on the character and appearance of the area
- ☐ Living conditions and amenity of adjoining occupiers
- ☐ Landscaping and Ecology
- ☐ Highways, Access, and Parking
- ☐ Other Matters.

4.3.2 Principle of development

4.3.3 The site is in the Rural Area beyond the Green Belt in the adopted Local Plan. Policy SP5 states the Council will operate a general policy of restraint in Rural Areas beyond the Green Belt through the application of additional detailed policies. These policies are CGB1 and CGB4. Part d) of CGB1 is considered applicable, as the proposal relates to existing rural buildings. Policy CGB4 states that 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.

The proposal is considered to meet b), c) and d) above and therefore the proposed development is considered acceptable in principle

Further to the above it should be noted that the LPA granted planning permission and listed building consent for the conversion of the barn the subject of this application into a 4 bedroom dwelling (see history above). These permissions are still extant and therefore are a material planning consideration in the determination of this application.

4.3.4 The impact on designated heritage assets

4.3.5 The heritage assets affected by this proposal are the barn itself (Grade II listed) and the adjacent Holborn Farmhouse (Grade II listed). The application is accompanied by a heritage statement and impact assessment.

4.3.6 The Heritage assessment sets out the historical significance of the barn to be converted and extended describing its evolution from a 5-bay threshing barn with further bays added due to increasing grain production on the farm. The requirements of the working farm necessitated further additions in the form of stables and shelter shed and lean-to. The barn has been greatly altered but large amounts of the eighteenth-century timber frame survive. The overall historical interest is given as moderate with low to moderate archaeological interest.

4.3.7 The assessment sets out the detailed proposals for the barn conversion and extension highlighting which parts of the barn have high significance (to be retained) and those parts which have low or neutral significance (to be removed). A full table is included in the assessment showing which elements are classed as minor and moderate positive and those proposals which are minor detrimental or neutral. Overall the principle and the detail design of the conversion and extension of the barn for residential use is considered consistent with good conservation practice.

4.3.8 The proposed development has been significantly revised following the first appraisal by the Council's Senior Conservation on the originally submitted scheme. The main element that was considered unacceptable was a two-storey replacement wing to the north elevation of the historic barn facing Dane End.

4.3.9 The applicant has responded to the Conservation officer's concerns reducing the car port wing and glazed link to single storey, simplifying the external elevations to produce a more agrarian appearance and several other amendments to secure a less domesticated appearance throughout the scheme.

- 4.3.10 The Conservation officer now raises no objections to the scheme and are summarised as follows:

*'Although there would be a small amount of harm occasioned to the barn by reason of alterations, extensions and change of use, the amended scheme is considered overall to be a sensitive yet contemporary handling of the host building. Whilst not fully compliant with Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, paragraph 215 of the NPPF states that harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use. This is a case where the scheme will enable the heritage asset to be used in a manner that secures its conservation and preserves its significance (part a, Policy HE1 of NHLP) and where the less than substantial harm identified will serve to secure the asset's optimum viable use (part c, HE1 of NHLP). Thus, I raise **NO OBJECTION**'.*

- 4.3.11 In summary the Conservation officer supports the proposals subject to conditions on matters of details such as materials and landscaping. The development is therefore acceptable in heritage terms.

4.3.12 Sustainability

- 4.3.13 The overarching purpose of the planning system is to contribute to achieving sustainable development, as stated in Section 2 of the NPPF. This is considered against the three objectives of sustainable development, the economic, social, and environmental objectives.

- 4.3.14 Firstly, in terms of the economic objective, the proposed development would see the delivery of jobs during the build/construction phase and the contribution to the local economy by future occupiers, which is a modest benefit.

- 4.3.15 Secondly, in terms of the social objective, this would add an additional dwelling to the districts housing stock which could be delivered in a relatively short space of time, which is a modest benefit.

- 4.3.16 In terms of the environmental objective, it is acknowledged that future occupiers of this proposal would be reliant on private vehicles for the majority of their needs. This issue is covered in more detail in the section below on highway matters however the site is only a relatively short distance from two nearby category 'A' villages both of which have primary schools and some local facilities. Paragraph 83 of the Framework states that to promote sustainable development in rural areas housing should be located where it will enhance or maintain the vitality of rural communities. This proposal, in providing a residential use for a redundant building has the potential to meet this objective.

- 4.3.17 More importantly however the proposal would represent the optimal viable use of a heritage asset and would re-use a redundant building and enhance its setting thus meeting two of the following bullet points of paragraph 84 of the Framework:

b) the development would represent the optimal viable use of a heritage asset or would be appropriate enabling development to secure the future of heritage

assets;

c) the development would re-use redundant or disused buildings and enhance its immediate setting;

4.3.18 The proposal will incorporate sustainable building features, such as an EV charging point and a condition is recommended to secure other low carbon and energy reducing features in the construction and operational phase of the development. Overall, these environmental benefits are deemed appropriate relative to the scale of development proposed.

4.3.19 As such, it is considered that the proposal accords with the three strands of sustainability and attributed due weight in the planning balance.

4.3.20 Design and impact on the character and appearance of the area

4.3.21 Policy D1 of the Local Plan states that planning permission will be granted for development proposals that respond positively to the sites local context and create or enhance the public realm. Policy SP9 of the Local Plan further considers that new development will be supported where it is well designed and located and responds positively to its local context.

4.3.22 The proposal would result in the removal of non-original features attached to the historic barn and provide a sensitive refurbishment of the internal spaces maintaining where possible original spaces and timber framing. The new northern wings (including garaging are single storey with low roofs designed to be subservient to the host building respecting its original agricultural use and courtyard setting. The original form of the listed building would still be clearly legible and enhanced. A combination of traditional and contemporary materials is proposed with the aim of creating a dwelling that compliments the vernacular of the listed building and sensitively differentiates old from new.

4.3.23 The barn is prominent in views from Dane End however the sensitive conversion and extension works will enhance its setting and maintain the rural character of the lane. Works to the exiting access are limited with only minor cutting back of the hedgerow to achieve adequate sightlines. The proposed development is therefore considered to respond positively to local context, in accordance with Policies SP9 and D1 of the Local Plan.

4.3.24 Living conditions and amenity of adjoining occupiers

4.3.25 Policy D1 of the Local Plan states that, amongst other things, development proposals should meet or exceed the nationally described space standards. Policy D3 of the Local Plan states that planning permission will be granted for development proposals which do not cause unacceptable harm to living conditions.

4.3.26 The proposal largely deals with alterations to an existing barn and replacing existing extensions with smaller low-rise additions. The use would be compatible with the adjoining residential use of Holborn Farm House and unlikely, given a single residential unit use, to result in any undue noise and disturbance to the occupiers of the Farm House. There are no other immediately adjoining neighbours that would be affected by the proposal. As such, the scheme will not give rise to any materially adverse impacts upon the reasonable living conditions and well-being of neighbouring properties. This is in accordance with Policies D1 and D3 of the Local Plan.

4.3.27 The proposed dwelling at approximately 290 sqm would exceed the minimum nationally described space standards for a 4 bedroom/8-person property (127 sqm), would have sizable rear private amenity space, and would see all habitable rooms achieve suitable levels of natural light. It is therefore my view that the proposal would not result in any harm to the reasonable living conditions and well-being of future occupiers.

4.3.28 Landscaping and ecology

4.3.29 The detailed landscaping matters will be the subject of a landscaping scheme pre-commencement condition, which will consider which trees/hedgerows are to be retained and where new planting will be proposed to deliver measurable gains in biodiversity. This condition will also cover the boundary treatments that will create the new residential curtilage and subdivide the host and proposed properties.

4.3.30 The proposal is accompanied by a bat survey and emergence and bat activity survey. The surveys have shown three common pipistrelle *Pipistrellus pipistrellus* day roosts, and a Brown Long-Eared *Plecotus auratus* maternity roost with six individuals recorded. Mitigation and compensation for the disturbance to bats is provided for in the bat survey report and these include two types of bat boxes. A Natural England Protected Species Licence (NEPSL) is required and the applicant will be required to demonstrate that this has been obtained via a condition prior to any works starting on site.

4.3.31 This proposal is presented as a self-build project and is therefore exempt from the need to achieve a 10% bio-diversity net gain under the Environment Act legislation. However, the submitted BNG metric and ecology report reveals that due to the conversion of hardstanding yard into vegetated garden the proposed development will result in a + 171.12% net gain in habitat units thereby exceeding the national requirements in any case. A suitably worded pre-commencement condition covers a landscaping scheme, including the retention and provision of new landscaping where appropriate, in order to ensure net gains in biodiversity.

4.3.32 In view of the above there are considered to be no objections to the landscaping and ecology matters under this application, in accordance with Policy NE4 of the Local Plan.

4.3.33 Highways, access and parking

4.3.34 The Highway Authority's concerns can be summarised as follows:

- ☐ The site is not considered acceptable for intensification of use by residential development in such a location because it is not viable for access by non-car transport modes and is therefore contrary to all local and national policies and guidance's, in particular NPPF which seeks new development to provide safe and suitable access for all, and to create safe and secure layouts minimising conflicts between traffic and pedestrians.
- ☐ Pedestrian route to the development access must also consider the needs of those with small children, pushchairs and those with reduced mobility, including visually impaired people and people using wheelchairs or mobility scooters (Equalities Act).
- ☐ Residential developments should be delivered in the most sustainable locations, connectivity is maximised, the need to travel is minimised, and safe and direct walking and cycling routes are provided.

4.3.35 The concerns of the Highway Authority are acknowledged however the proposal is for a single residential dwelling unit to replace buildings that were once used as part of a working farm which would have generated significantly more vehicular and pedestrian movement. The number of additional traffic movements generated by the single dwelling would be negligible (i.e. 4, two – way vehicular movements per weekday).

4.3.36 The response of the Highway Authority is disappointing given the extant and similar planning permission for a conversion scheme to a dwelling although it is acknowledged that the HA is entitled to its view. Nevertheless, there are several matters unique to this case that warrant a more flexible view being taken to highway matters such as the following:

- ☐ The proposal is small scale with one new dwelling
- ☐ The access is safe in terms of pedestrian and vehicular visibility (drivers travelling on Dane End are able to see vehicles exiting the site access at a distance of 75 metres (from the north) and 82 metres (from the south)).
- ☐ Dane End is regularly used by walkers, cyclists and horse riders
- ☐ The carriageway in Dane End has no significant gradient that would make it difficult for people with mobility issues to navigate
- ☐ There is a network of public footpaths in the locality including footpaths directly linking Dane End to Therfield village
- ☐ Vehicle speeds in Dane End are between 20 – 25mph
- ☐ The width of Dane End carriageway (between 3.5m – 5m provides good visibility for motorists and sufficient passing space.
- ☐ There are community transport options available for people with permanent disability

4.3.37 The NPPF states at paragraph 109 that *‘Significant development should be focused on locations which are or can be made sustainable, through limiting the need to travel and offering a genuine choice of transport modes. This can help to reduce congestion and emissions, and improve air quality and public health. However, opportunities to maximise sustainable transport solutions will vary between urban and rural areas, and this should be taken into account in both plan-making and decision-making.’* However, in this regard it is considered that the provision of one dwelling cannot be deemed significant in scale and paragraph 110 does explain that transport solutions will vary between urban and rural areas.

4.3.38 The NPPF also states that to promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities, and that where there are groups of smaller settlements, development in one village may support services in a nearby village. In this case there is other residential development nearby including at Hay Green and Therfield. In addition, whilst the NPPF seeks to avoid isolated homes in the countryside, there are several exceptions to this approach, two of which would be relevant to this proposal if it was considered to be in an isolated location. The first exception relates to a development that would represent an optimal viable use of a heritage asset and the second is where a development would re-use redundant or disused buildings and enhance its immediate setting, which would be the case in this instance on both matters.

- 4.3.39 The location of the site does present an opportunity to walk or cycle to nearby facilities in Therfield or Reed both of which are category 'A' villages. This proposal will also include the availability of high-speed broadband for home working and shopping and the proposed installation of electric vehicle charging points are further options which will reduce the reliance on petrol and diesel cars.
- 4.3.40 Overall the proposed dwelling would be only marginally less accessible to local services than nearby dwellings including those in Hay Green. The limited scale of the development means that the number of car journeys would not be significant and given the proximity of a range of services in Therfield and Reed and slightly further afield in Royston, the majority of journeys are likely to be short.
- 4.3.41 In taking account all of the above, it is considered that the proposal would be reasonably located in terms of access to local services and facilities and would facilitate sustainable modes of transport in a manner commensurate to its scale and location. The concerns of the Highway Authority are therefore not considered to be justified or sufficient to refuse planning permission on highway grounds in this instance.
- 4.3.42 Other matters
- 4.3.43 The majority of the application site lies within Flood Zone 1 with only the site frontage and Dane End being within the more vulnerable to flooding area (Zone 2 and 3). The hard-surfaced area within the former farmyard site will be reduced by the introduction of gardens at the rear of the barn and therefore there will be reduced impact with respect to surface water run-off. The height of the application site relative to the adjacent drainage ditch on the opposite side of Dane End is such that there would be no risk of flooding. It should be noted that the Environment Agency have not objected to the proposed development in terms of flood risk.
- 4.3.44 The proposed development, by virtue of its limited scale would have no significant implications for the local environment in terms of carbon emissions and therefore would be generally in compliance with the criteria set out in Policy D1 'Sustainable Design' of the North Hertfordshire Local Plan 2011-2031 and Section 14 - 'Meeting the challenge of climate change, flooding and coastal change' of the NPPF 2024.
- 4.3.45 It is noted that Natural England have requested a package of appropriate mitigation measures and/or financial contributions in accordance with North Hertfordshire's Therfield Heath SSSI Mitigation Strategy and for the appropriate measures to be agreed with the Conservators of Therfield Heath and Greens. The appropriate planning mechanism for this would normally be through a Section 106 legal agreement. The Council has not adopted the Community Infrastructure Levy (CIL) which is intended to support an area's infrastructure.

Planning Obligations should only be used where they met the following tests:

- necessary to make the development acceptable in planning terms;
- directly related to the development; and
- fairly and reasonably related in scale and kind to the development

The Court of Appeal determined in May 2016 that tariff style planning obligations should not be sought from small scale and self-build development and such circumstances included developments of ten units or less.

In this case the applicants have declared on the application form that the development would be a self-build / custom build project hence the development is exempt from any requirement to enter into a planning obligation.

4.3.46 Conclusion and planning balance

- 4.3.47 The site is located within the Rural Area Beyond the Green Belt but close to villages that provide local services (such as schools, pub, churches, village halls). The development would contribute in a modest way to the Council's housing supply and would enhance local services. The proposal would comply with Policy CGB4 of the Local Plan and the re-use and extension of buildings in the Rural Area Beyond the Green Belt, and paragraph 84 (b & c) of the NPPF which allows for the housing development in the countryside that would represent the optimal use of a heritage asset and re-use redundant or disused buildings and enhance its immediate setting.
- 4.3.48 The proposal would conserve a heritage asset (i.e. the Grade II listed barn) and secure its long-term future in conformity with Policy HE1 of the Local Plan and the guidance set out in Section 16 of the NPPF. This aspect of the scheme can be given considerable weight.
- 4.3.49 The dwelling has been designed with a mix of traditional and contemporary features which respect the historic setting of the barn and the setting of the nearby Farm House and also has regard to the rural setting of the area. As such, the proposal is deemed in accordance with Policies SP9 and D1 of the Local Plan and Section 12 of the NPPF. This should be given moderate weight.
- 4.3.50 The proposal is a small site that will deliver measurable gains in biodiversity, in accordance with Policy NE4 of the Local Plan
- 4.3.51 The proposal is considered acceptable in terms of parking provision and highway safety having regard to the low level of traffic on Dane End and the low number of traffic movement generated. The proposal would comply in general terms with Policies T1 and T2 of the Local Plan.
- 4.3.50 The Council cannot currently demonstrate a 5-year supply of deliverable housing sites and consequently in this case the tilted balance set out at paragraph 11 (d) of the Framework applies. There are no strong heritage grounds for refusal and the adverse impacts of granting planning permission would not significantly and demonstrably outweigh the benefits, when assessed against the policies of the NPPF as a whole.
- 4.3.52 Overall, taking all matters into account the proposal complies with the Local Plan and the NPPF as a whole and the application is recommended for approval, subject to conditions.

Alternative Options

None applicable

Pre-Commencement Conditions

I can confirm that the applicant agrees with the pre-commencement conditions that are proposed.

5.0 Implications

- 5.1 In making decisions on applications submitted under the Town and Country Planning legislation, the Council is required to have regard to the provisions of the development plan and to any other material considerations. The decision must be in accordance with the plan unless the material considerations indicate otherwise. Where the decision is to refuse or restrictive conditions are attached, the applicant has a right of appeal against the decision.

6.0 **Recommendation**

- 6.1 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. Details and/or samples of materials to be used on all external elevations and the roof of the development hereby permitted shall be submitted to and approved in writing by the Local Planning Authority before the development is commenced and the approved details shall be implemented on site.

Reason: To ensure that the development will have an acceptable appearance which does not detract from the appearance and character of the surrounding area and to comply with Policy D1 of the North Hertfordshire Local Plan 2011 to 2031.

4. All existing clay pantiles capable of reuse shall be stored on site and used in the re-roofing of the main barn unless otherwise agreed and approved in writing by the Local Planning Authority. In addition, details and/or samples of clay pantiles to make up any shortfall shall be submitted to and approved in writing by the Local Planning Authority before the re-roofing commences. Thereafter only salvaged tiles or the approved alternative shall be used on the re-roofing.

Reason: To ensure that the development will have an acceptable appearance which does not detract from the appearance and character of the surrounding area and to comply with Policy D1 of the North Hertfordshire Local Plan 2011 to 2031.

5. Notwithstanding approved drawing no. 313-Pr Elevation-West Rev P2, further details of the brick type and bond to the triple carport shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of that part of the development hereby consented. Thereafter, the brickwork shall be completed in accordance with the approved details.

Reason: To ensure that the development will have an acceptable appearance which does not detract from the appearance and character of the surrounding area and to comply with Policy D1 of the North Hertfordshire Local Plan 2011 to 2031

6. Details of all structural works to the barn's envelope shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development. Thereafter the structural works shall be undertaken in accordance with the approved details.

Reason: To safeguard the character and appearance of the listed building to which this consent relates and to comply with Policies SP13 and HE1 of the North Hertfordshire Local Plan 2011 to 2031.

7. The method of external insulation to include materials to be used, hereby granted planning permission, shall be submitted to and agreed, in writing, by the Local Planning Authority before any works are commenced. The development shall be carried out in accordance with the approved details.

Reason: To safeguard the character and appearance of the listed building to which this consent relates and to comply with Policies SP13 and HE1 of the North Hertfordshire Local Plan 2011 to 2031

8. Notwithstanding the detail show on the submitted drawings further details of shutter doors to the primary entrance on the North Elevation shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of works. The development shall be carried out in accordance with the approved details.

Reason: To safeguard the character and appearance of the listed building to which this consent relates and to comply with Policies SP13 and HE1 of the North Hertfordshire Local Plan 2011 to 2031

9. No development to which this consent relates shall commence until an appropriate programme of historic building recording and analysis has been secured and implemented in accordance with a written scheme of investigation which has been submitted to and approved in writing by the local planning authority. The development shall be carried out at all times in strict accordance with the approved scheme, or such other details as may be subsequently agreed in writing by the Local Planning Authority.

Reason: To ensure that an appropriate record is made of the historic building fabric that may be affected by the development.

10. No development approved by this permission shall take place until the following has been submitted to and approved in writing by the Local Planning Authority:
- A Phase 1 Desk Study report documenting the ground conditions of the site with regard to potential contamination;
 - A Phase 2 Site Investigation (where shown as necessary the Phase 1 Desk Study);
 - A Phase 3 Remediation Scheme (where shown as necessary by the Phase 2 Site Investigation)

All such work shall be undertaken in accordance with BS:10175:2011 or other appropriate guidance issued by the regulatory authorities. The work shall be sufficient to ensure that measures will be taken to mitigate any risks to human health and the wider environment.

Reason: To protect human health and to ensure that no future investigation is required under Part 2A of the Environmental Protection Act 1990.

11. Prior to any permitted dwelling being occupied a validation report shall be submitted and approved in writing by the Local Planning Authority to demonstrate the effectiveness of any Remediation Strategy. Any such validation shall include responses to any unexpected contamination discovered during works.

Reason: To protect human health and to ensure that no future investigation is required under Part 2A of the Environmental Protection Act 1990.

12. 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 the relevant licensing body 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. To comply with Policy NE4 of the North Herts Local Plan 2011 - 2031

13. No development shall take place until an Ecological Enhancement Plan (EEP) detailing the inclusion of integrated swift boxes in buildings / structures as informed by the submitted April 2025 Ecological Appraisal has been submitted to and approved in writing by the local planning authority. The agreed measures are to be implemented on site prior to the first occupation of the first dwellinghouse hereby approved and shall remain on site thereafter.

Reason: To ensure development secures biodiversity enhancements in accordance with Policy NE4 of the Local Plan.

14. The development hereby permitted shall be carried out in accordance with the recommended mitigation and enhancements set out in the submitted ecology report by Cherryfield Ecology dated June 2025 unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of nature conservation and to comply with Policy NE4 of the North Herts Local Plan 2011 – 2031.

15. Prior to the first occupation of the dwelling hereby approved a scheme of sustainable energy saving measures to be incorporated into the dwelling shall be submitted to, and approved in writing by, the Local Planning Authority and implemented on site.

Reason: To address the climate emergency in accordance with Local Plan Policy D1 of the North Herts Local Plan

16. Prior to the relevant phase of works full details of all hard and soft landscaping measures, including boundary treatment, shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: To safeguard the setting of the listed building to which this permission relates and to comply with Policies SP13 and HE1 of the North Hertfordshire Local Plan 2011 to 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.

Informative/s:

1. The applicants attention is drawn to the following Informatives:

Thames Water have advised as follows: (response dated 3rd July 2025)

Thames Water has reviewed this H4 consultation. Your client may require a build over agreement, as we believe the proposed development could be within 3 metres of a public sewer (of which, the internal diameter is less than or equal to 150mm). There are no mapped public sewers in the vicinity, however following the private sewer transfer in October 2011, it is likely that houses of this type and location will have unmapped public sewers within their boundary.

We therefore strongly recommend your client employs a professional to conduct a survey within their property to ascertain if any shared pipework is present. If there is, then please do contact us again to discuss the next steps.

For more information on locating sewers and drains, watch our video.

Watch our guide to the Private Sewer Transfer - note this only applied to existing drains and sewers that existed and were operational in 2011, not any new sewers or drains built since that time.

Please also advise your client, if applicable, that Thames Water do not permit driven piles within 15m of a public sewer. Our technical guidance can be found [here](#).