DELEGATED FILE NOTE

CASE OFFICER: ...Kate Poyser.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
18/01114/FPH	Two storey rear extension and first floor rear extension with four dormer windows and side conservatory extension. Construction of rear balcony (renewal of previously approved planning permission 15/00120/1HH granted 10.03.2015).	Crown House Ley Green Kings Walden Hitchin Hertfordshire SG4 8LT

Submitted Plan Nos

11040-LP 11040-01 11040-02 C/427/01/1B

1.0 Policies

LP28 House Extensions

LP30	Replace or Extension Dwellings Countrysi
SECN16	Conserve + enhance historic environment
XD2	Hse Extns,Replacement Dwells,Outbuilding
XD3	Protecting Living Conditions
XHE1	Designated Heritage Assets

2.0 **Site History**

2.1 04/01937/1HH - First floor rear extension with four dormer windows. Rear conservatory (renewal of application number 99/01177/1HH granted 03/02/2000).

2.2 05/00098/1LB - First floor rear extension with four dormer windows. Rear conservatory (renewal of application number 99/01178/1HH granted 23/02/2000).

2.3 12/01119/1HH - First floor rear extension with four dormer windows. Rear conservatory - Approved.

2.4 15/00120/1HH and 15/00121/1LB Two storey rear extension and first floor rear extension with four Dormer windows and side conservatory extension. Construction of rear balcony. Permission granted.

3.0 **Representations**

3.1 Kings Walden Parish Council – no comments received.

3.2 Conservation Officer – comments not required.

3.3 Local Residents – no comments received.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 Crown House is a large grade two listed building at the bottom of Crown Lane. It has large grounds to both sides and the rear and the boundary is well screened by tall trees.

4.2 **Proposal**

4.2.1 This is a further application to carry out the same work proposed under 15/00120/1HH and previous application, which has now lapsed. The proposal is to build a first floor rear extension including four dormer windows, new replacement windows and a rear conservatory. The extension would increase the depth of the building from the flank wall by 1 metre. The height would also be increased by 1.5 metres to incorporate living space for the proposed first floor plan. The proposed conservatory to the south east elevation would be 2.2 metres in depth by 3.7 metres wide, the ridge height of its lean to roof would be 3.4 metres.

4.3 **Key Issues**

4.3.1 The key planning considerations relate to any effect on the special heritage assets and any effects on the living conditions of adjacent properties. I would refer you to the report under 15/00121/1HH for these as there has been no significant changes to take into account, apart from the revised NPPF, which does not change significantly with regard to these considerations.

4.4 **Conclusion**

4.4.1 There are no sustainable planning objections to raise to the proposed work and permission should be granted.

5.0 **<u>Recommendation</u>**

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.

Proactive Statement:

Planning permission has been granted for this proposal. Discussion with the applicant to seek an acceptable solution was not necessary in this instance. The Council has therefore acted proactively in line with the requirements of the Framework (paragraphs 186 and 187) and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015.

Signed  Simon Ellis Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 18 September 2018	