DELEGATED FILE NOTE

CASE OFFICER: ...Sam Dicocco.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
18/00866/FPH	Erection of a single storey rear extension and installation of a roof light (as amended by plans received 20 September 2018)	35 High Street Barkway Royston Hertfordshire SG8 8EA

Submitted Plan Nos

15-18.2; 1:1250 Site Plan; 15-18.1 Rev A

1.0 Policies

LP7	Selected Villages Beyond the Green Belt

LP57	Residential Guidelines and Standards
LP28	House Extensions
SECN12	Achieving well-designed places
SECN16	Conserve + enhance historic environment
XD1	Sustainable Design
XD2	Hse Extns,Replacement Dwells,Outbuilding
XD3	Protecting Living Conditions
XHE1	Designated Heritage Assets
LP16	Areas of Archaeological Significance
XHE4	Archaeology

2.0 Site History

2.1 82/00644/1 - Erection of part two storey and first floor rear extension – Conditional Permission 28/07/1982

3.0 Representations

3.1 Three neighbour representations have been received following notification from occupiers of properties in High Street, Barkway. The objections are summarised as follows –

The building has already been substantially extended and this new application is serious overdevelopment of a Grade II Listed Building
The development would disrupt the look of the property and the flow of the cottages (33 & 35)
The development would set a president for all listed properties to be extended
Impact of extension on light into back garden and cottage
Drainage system behind the cottages may be compromised by foundations
Single storey extension would be acceptable
Creation of new off-street parking a good idea

3.2 Barkway Parish Council – No objection

3.3 Hertfordshire Historic Environment – No objection subject to conditions

3.4 Conservation Officer – Objection to original proposal - …

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The site contains a Grade II Listed Building in a Conservation Area, an Archaeological Area, a Countryside Area and a Selected Village Beyond the Green Belt (Barkway). The building within the site is a semi-detached dwelling hosting a pitched roof with gabled side elevation. The dwelling has been extended in the past with a two storey rear extension with pitched roof and gabled side elevation, creating a valley between the main dwellings roof and the extensions roof. The joint buildings (33 & 35) list description is as follows –

"Pair of houses. Mid C19. Timber frame on brick base, rendered. Tiled roof with decorative fishscale bands, crest tiles. No. 33 to left is 2 bays, No. 35 to right 3 bays. 2 storeys. Cement rendered plinth. Steps up to central entrances with plank and muntin doors in chamfered surrounds, raking bracketed slate hoods. 3 light flush frame lattice casements with cornices, an extra single light to left of entrance to No. 35. First floor similar windows, 2 lights to No. 33 and to centre on No. 35. Ridge stacks with oversailing caps between dwellings and extruded at ends with offsets. Similar casements on gable ends with brackets to bargeboards. Short lower 2 storey gabled wing to rear left with a stack. Attached to left a later C19 1 storey red brick, slate roofed outshut, formerly a shoemaker's workshop, with an entrance and a canted oriel window. To rear centre a slate roofed lean-to addition. To rear right a C20 gabled range. Interior not inspected. Included for group value."

4.1.2 The sites surroundings are residential in nature. The surrounding area comprises two and two and a half storey dwellings with a mix of terraced and semi-detached statuses.

4.2 **Proposal**

4.2.1 The application seeks planning permission for the erection of a single storey rear extension hosting a lean-to roof with two conservation velux windows. The application also seeks planning permission for the installation of a conservation velux window in the lean-to roof above the existing kitchen area.

4.3 **Key Issues**

4.3.1 The proposed extension would be sympathetic to the existing dwelling in height, form, materials, proportions and window detailing. By reason of the extensions siting and sympathetic design, the addition would preserve the character of the village and preserve the sites contribution to the significance of the Conservation Area. The addition would be sited to the rear, and be largely screened from public vantage by the side garden wall to be retained. Accordingly, the proposal would maintain the character of the sites surroundings.

4.3.2 The proposed extension would not harm the living conditions of the occupiers of adjoining premises. By reason of the extensions single storey nature, spacing from adjoining premises and interjecting boundary treatments, no harm would occur to the occupiers of neighbouring premises in regards unduly dominant built form or loss of light. No new windows are proposed which would result in potential for loss of privacy.

4.3.3 The Conservation Officer has responded to consultation with no objection to the scheme as amended. It is agreed that the extension, with particular regard to those parts of the proposal which requires planning permission, would not harm the historic or architectural significance of the Listed Building.

4.4 **Conclusion**

4.4.1 The proposed extension and new roof-light would maintain the character of the sites surroundings, preserve the historic and architectural significance of the heritage asset and respect the living conditions of the occupiers of adjoining premises. As such, the development accords with the policy provisions of the local development plan.

5.0 **Recommendation**

5.1 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. A sample of the proposed roof materials shall be submitted to and approved in writing by the Local Planning Authority before the commencement of that part of the development hereby approved. The details approved pursuant to this condition will thereby be implemented.

   Reason: To ensure that special regard is paid to protecting the special architectural

and historic interest and integrity of the building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

4. No new windows / glazed panels shall receive 'storm proof' frames unless otherwise agreed and approved in writing by the Local Planning Authority.

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

5. The application form stipulates 'Upvc' for new rainwater goods, these shall be black cast-iron effect Upvc unless otherwise agreed and approved in writing by the Local Planning Authority prior to the commencement of that part of the development hereby approved.

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

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 (paragraphs 186 and 187) and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015.

Signed  Richard Tiffin Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 19 October 2018	