**DELEGATED FILE NOTE**

**CASE OFFICER:** ...Tom Donovan.....

| APPLICATION REFERENCE | BRIEF DESCRIPTION OF DEVELOPMENT | APPLICATION SITE |
|---|---|---|
| 18/00318/FPH | Part two storey, part single storey rear extensions (as amended by drawing 1123-02D received 12/07/2018). | Peascod Hall<br>London Road<br>St Ippolyts<br>Hitchin<br>Hertfordshire<br>SG4 7NJ |

**Submitted Plan Nos**

1123:01; 1123:02D; 1123:03

**1.0 Policies**

1.1 **North Hertfordshire District Local Plan No.2 with Alterations**

Policy 2 – Green Belt
Policy 28 – House Extensions
Policy 30 – Extension and Replacement of Dwellings in the Countryside
Policy 55 – Car Parking Standards

1.2 **National Planning Policy Framework.**

Section 7 - Requiring good design
Section 9 – Protecting Green Belt land
Section 11 - Conserving and enhancing the natural environment
Section 12 - Conserving and enhancing the historic environment

1.3 **Emerging Local Plan 2011-2031 (Approved by Full Council 11th April 2017).**

Strategic Policies
SP1 – Sustainable Development in North Herts
SP2 – Settlement Hierarchy
SP5 – Countryside and Green Belt
SP9 – Sustainable Design
SP13 – Historic Environment

Development Management Policies
D1 - Sustainable Design;
D2 – House extensions, replacement dwellings and outbuildings;
D3 – Protecting living conditions;
T2 - Parking
HE1 - Designated Heritage Assets

1.4 **Supplementary Planning Document**

Vehicle Parking at New Development September 2011

2.0 **Site History**

2.1 None relevant.

3.0 **Representations**

3.1 **Public Notice/ local residents**
None received.

3.2 **Conservation**
No objection.

3.3 **HCC Archaeology**
No objection subject to recommended conditions.

3.4 **St Ippolyts Parish Council**
No response received.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 Pesacod Hall is located on the London Road to the south of the settlements of St Ippolyts and Gosmore.

Peascod Hall is grade II listed and the list entry reads as follows:

*"Farmhouse, now a private house. C17 or earlier, early C18 brick front, C19 N wing. Timber frame roughcast, cased in red chequered brick on W and S, timber frame white weatherboarded N wing. Old red tile roofs, N wing of lower pitch. A small L-shaped house, set back from road, facing W. Older, 1 1/2-storeys, 2-cells, central entrance plan range with former external N gable chimney and very large open fireplace to rearwall chimney in S room. 2-storeys later N crosswing projects to W. W front has 2 gabled dormers at the eaves, central entrance, and 4 casement windows with cambered arches. Plank door. Rearwall heightened by 1M with 2 windows. Projecting gable of N wing has a flush 2-lights casement window to each floor. 2 similar windows on each floor on each side. Louvred shutters to front gable. Interior has axial chamfered beams, exposed joints in S room. Shouldered head to 2 recesses in back of large open fireplace."*

4.2 **Proposal**

4.2.1 Part two storey, part single storey rear extensions.

4.3 **Key Issues**

4.3.1 The key issues for consideration are as follows:
--Whether the proposal would be inappropriate development in the Green Belt and, if found to be so, the impact on the openness and purposes of the Green Belt and whether there are very special circumstances which outweigh any identified harm.
--The effect on the character and appearance of the area.
--The effect on the setting and special character of the listed building.
--The effect on the living conditions of neighbouring properties.
--The effect on highway safety and car parking in the area.
--The effect on the archaeological record.
--Any other material considerations.

4.3.2 Green Belt
The National Planning Policy Framework (the Framework) advises that extensions to existing buildings in the Green Belt are not inappropriate as long as they are not disproportionate additions above and beyond the original building. Saved Policy 2 does not prescribe in such detail but is supportive of proposals which are appropriate and which do not result in significant visual impact.

4.3.3 In my view the proposed extensions would not be disproportionate and therefore it the proposal would not be inappropriate development in line with para.89 of the Framework. Accordingly I consider that the proposal is compliant with Saved Policy 2.

4.3.4 Emerging Plan

The Emerging Plan does not propose any alteration to the Green Belt boundary in this location. In line with my conclusions reached above it is my view that the proposal is in accordance with Emerging Policy SP5 which re-iterates the aims of the Framework.

4.3.5 Impact on the listed building and conservation area
The Senior Conservation Officer has been consulted on the proposal and it is considered that, subject to the agreed amendments, the proposed development would not cause harm to the special character of the listed building.

4.3.6 Design
In my view the proposed scheme as amended would be a sympathetic addition and would have an acceptable visual impact. Accordingly it is my view that the proposal would be compliant with the relevant local and national planning policy regarding house extension.

4.3.7 Impact on the living conditions of neighbouring properties
The site is somewhat secluded and the proposal is therefore not likely to give rise to any harm to the living conditions of neighbouring properties.

4.3.8 Impact on highway safety/ car parking
The proposal would not cause harm to highway safety. Ample car parking is provided within the application site.

4.4 **Conclusion**

4.4.1 In the absence of material planning reasons to the contrary it is my view that planning permission should be **GRANTED**.

4.5 **Alternative options**

4.5.1 Not applicable.

5.0 **Recommendation**

5.1 That planning permission is **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.

**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.

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| Signed<br><br>Simon Ellis<br><br>Determining Officer | Development Management<br>North Hertfordshire District Council<br>Council Offices<br>Gernon Road<br>Letchworth<br>Herts<br>SG6 3JF |
| **Date:** 17 July 2018 | |