North Hertfordshire District Council
Building Conservation comments

File Ref: 18/00566/LBC
Date: 13/08/2018
Planning Officer: CP
Address: Green Farm, Law Hall Lane, Bendish, Hitchin SG4 8JD
Subject: Insertion of dormer windows in carport roof, external staircase to first floor of car port together with internal and external alterations to facilitate conversion of barn and car port to home office and domestic exercise studio; replacement windows to main dwelling.

The description should, in my opinion, be amended to read as follows: ***Internal and external alterations to facilitate conversion of barn and immediate adjacent structure (not including car port) to home office together with 4no. replacement windows to main dwelling.*** ***(Note: This is different to the previously suggested amended description)***

Following my comments on 06/08/2018 and subsequent email dated 09/08/2018, a revised scheme has been received today.

Barn

- I note that the porch apex is now shown to be weatherboarded which is acceptable.

- A double roof light is now shown on the rear elevation serving the mezzanine office space and which is considered acceptable although its precise size and position should be conditioned.

Garages
The alterations to the front elevation and the repositioning of the 'Tea-point' roof light at the rear are both acceptable.

Windows to farmhouse
The content of the architect's most recent email is noted

"….. With regard to the windows in the main farmhouse, the first floor windows on the front elevation are all double glazed apart from the one to be replaced. Therefore, to match with the existing windows, we are proposing to install a double-glazed casement unit to Bedroom 2. As per your suggestion, the side windows are now proposed as replacement double-glazed 3-pane side hung casements, therefore, removing the top hung fanlights on these windows. I have attached the proposal from Mill House Windows for your information, part of which was previously submitted with the applications….".

The windows are considered acceptable but a condition is advised to ensure a 12mm d/g system is used.

Suggested conditions

1. Full details as to the internal lining and insulation system for the walls and roof of the listed barn and adjacent lower range accommodating the Tea-point/WC/store shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of that part of conversion hereby approved.

Reason: To safeguard the building's special character.

2. In accordance with the supplementary information prepared by Mill House Window Workshop and supporting this consented scheme, all new windows (4no. in farmhouse and 1no. in barn) shall: i) be manufactured in timber, ii) receive a 4:4:4 double glazing system with 21mm ovolo profile internal glazing bars and chamfered external bars; iii) be glazed using restoration glass; iv) avoid using trickle-vents; and v) be "puttied" in with dry glaze compound and shall also receive flush casements, unless otherwise agreed and approved in writing by the Local Planning Authority.

   Reason: to safeguard the special character of both buildings.

3. The framing to the glazed screens and entrance doors to the porch of the listed barn and to the lower adjacent structure shall be manufactured in timber unless otherwise agreed and approved in writing by the Local Planning Authority. Furthermore, the external finish to all windows, glazed screens and external doors shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of that part of the development hereby approved.

   Reason: To safeguard the building's special character.

4. Notwithstanding the strap hinges shown on the 'shutter' doors to the central lower section of the front elevation on drawing no.PL 202 D, the strap hinges to this pair of doors should be on the reverse side i.e. visible when the doors are closed, unless otherwise agreed and approved in writing by the Local Planning Authority.

   Reason: To safeguard the building's special character.

5. Details of the precise size and type of roof lights to be installed shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of that part of the development hereby approved.

   Reason: To safeguard the building's special character.

6. Details of all new internal doors shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of that part of the development hereby approved.

   Reason: To safeguard the building's special character.

Recommendation
Based on the amended scheme received today, it is considered that the proposal will not occasion harm to the listed farmhouse or listed barn or harm the appearance of the Bendish Conservation Area. Subject to the above conditions, I raise **NO OBJECTION** on the basis that the scheme will satisfy the provisions of Sections 16 and 72 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 North Hertfordshire Local Plan 2011 - 2031 (Proposed Submission, October 2016).

Mark Simmons
Senior Conservation Officer