DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
18/00234/FPH	Single storey rear extension following demolition of existing conservatory.	22 Westholm Letchworth Garden City Hertfordshire SG6 4JB

Submitted Plan Nos

3321-01 3322-02 Rev A 3392-04 Rev D 3392-05 Rev D

1.0 Policies

LP28	House Extensions

LP57	Residential Guidelines and Standards
SECT7	Requiring Good Design
SECT12	Conserving and enhancing historic enviro
XD1	Sustainable Design
XD2	Hse Extns,Replacement Dwells,Outbuilding
XD3	Protecting Living Conditions
XHE1	Designated Heritage Assets

2.0 **Site History**

2.1 None

3.0 **Representations**

3.1 Conservation Officer – No objection

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The site contains a two storey mid terraced dwelling hosting a pitched roof. The dwelling forms part of a group of grade II listed buildings (No.s 1 – 24 Westholm). The list entry reads as follows:

"1906 by B Parker and R Unwin plan designs of 1898/9 published in 1901 by Parker and Unwin in "The Art of Building a House". This, with the Birds Hill development (qv), is the earliest known scheme based on the traditional village green layout, and the prototype of all later development of this type throughout the country. Grouped cottages in 7 one and a half storey in blocks of 2, 4 and 5 houses, varying in design through judicious use of irregular gables and dormers. The focal point of the composition is the large central gable of Nos 12 and 13. Tiled roofs with brick ridge

stacks. Roughcast walls. Transom and mullion windows, some with glazing bars. Recessed, arched doorways. Later alterations and additions. Included as a seminal development concept."

4.1.2 No.22 has been altered over the years with the front door entrance and rear conservatory regarded as being rather unsympathetic alterations/addition.

4.2 **Proposal**

4.2.1 The application seeks planning permission for the erection of a single storey rear extension hosting a dual-pitch cat-slide or lean-to roof with additional rear gabled elevation.

4.3 **Key Issues**

Historic Environment and Design

4.3.1 The key issue for consideration within this determination is whether the proposal would cause harm to the significance of the heritage asset. Following consultation and negotiation on site visit, it is considered by the Conservation Officer that the proposed works would preserve the significance of the heritage asset. I concur with the Conservation Officers response.

4.3.2 The proposed extension, whilst relatively deep and incorporating a gabled projection, would make a more positive contribution to the significance of the heritage asset than the existing conservatory.

4.3.3 The extension would be sympathetic to the existing dwelling in terms of materials, detailing, form, proportions and height.

Living Conditions of Adjoining Premises

4.3.3 By reason of the extensions limited depth, extensions to neighbouring properties and boundary treatments, it is not considered that the proposed extension would harm the living conditions of the occupiers of adjoining premises.

4.4 **Conclusion**

4.4.1 Following negotiation and the receipt of amended drawings, it is considered that the proposed development, subject to conditions, would preserve the significance of the heritage asset, maintain the character of the sites surroundings, be sympathetic to the existing dwelling and respect the living conditions of the occupiers of adjoining premises. As such, the proposal accords with Policies 28 and 57 of the Saved Local Plan, Policies D1, D2, D3 and HE1 of the 2011-2031 Local Plan Proposed Submission as well as Sections 7 and 12 of the National Planning Policy Framework.

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 clay plain tile for the extension roof shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the roof works.

   Reason: To safeguard the listed building's special character.

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: 2 July 2018	