DELEGATED FILE NOTE

CASE OFFICER: …Jo Cousins……

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
18/00864/LBC	Single storey rear extension and side extension for staircase;,internal and external alterations including new windows to rear of property	The Mill Mill Street Ashwell Baldock Hertfordshire SG7 5LU

Submitted Plan Nos
2114/01 2114/02B 2114/03D 2114/04D 2114/05D 2114/06A 2114/07A 2114/08A 2114/09 2114/10A 2114/11B 2114/12B 2114/13B 2114/14A

1.0 Policies

SECT7	Requiring Good Design
SECT12	Conserving and enhancing historic enviro
XHE1	Designated Heritage Assets

2.0 **Site History**

2.1 Pre-application advice given relating to the extension and alteration of the building.

3.0 Representations

3.1 **Conservation comments** –

'The Mill is grade II listed and is located within the Ashwell Conservation Area. The building and the area are therefore Designated Heritage Assets for the purpose of applying the aims of the NPPF. I have read the Heritage Statement prepared by John Selby and note the following at paragraphs 4.14 & 4.15 as follows:
"Clearly the two designated heritage assets, the mill house and the Conservation Area, are of high significance. The original timber framed section of the mill house is of particular significance, as are the associated mill streams and races at its rear.
The 1975 extension which replaced the original mill buildings has some,

albeit limited, significance as an example of an architect designed bespoke house of stark late twentieth century style".
I also found the photographic record contained therein, of particular interest. I have also read the Design and Access Statement prepared by Tempietto Architects.
At Section 3 of the DAS, the architect has acknowledged receipt of the pre-application advice given by NHDC officers on a single-storey, rear extension in April 2017 following which the applicant considered that an extension was not necessary in the form previously proposed. The architect continues by stating that following reconsideration by the applicant *"…the main objectives were to create an improved relationship between the open plan kitchen / dining / living space within the 1970s extension and the garden by introducing additional glazing, making better use of the space available, replacing the existing steep ladder access to the first floor studio space (see Photograph 6) with a staircase, and updating and improving the external appearance of the rear elevation…."*.
The DAS mentions that *"Internally, the 1970s extension is finished in a mixture of exposed yellow brickwork, pine cladding and white painted board ceilings, with a timber floor to the kitchen / living / dining space".*
The only hesitation I had was with respect to the improvements to the internal layout of the open plan space on the ground floor where it is proposed to replace the existing built-in woodburning stove with a freestanding one, which, it is said, will occupy less area and be better related to the function of the space. The removal of this stove will denude this room of a significant 'feature' but this is not, in my opinion, of sufficient interest in its own right, to justify retention.
I generally concur, therefore, with all matters raised in the DAS agreeing with the view that the proposed extensions and alterations will be sympathetic to the listed building and faithful to the aspirations of the architect of the 1970s extension and that the proposal will add a 21C element to the evolution of this interesting property.
In my opinion, the works proposed are complementary to Peter Boston's 1970's design and do not interfere at all with the historically more significant part that is the C17 mill house, therefore, will not occasion harm to the listed building or to the character or appearance of the Ashwell Conservation Area.
I am minded not to suggest any conditions over and above that of the standard LBC time condition (although a condition stating that new brickwork shall match existing brickwork in type, bond and mortar mix, may be advisable).'
Ashwell Parish Council – No objections.

3.2

4.0 Planning Considerations

4.1 Site & Surroundings

4.1.1 The Mill is a listed building located on the eastern side of the road opposite Fordham Close. The property is within the Conservation Area. The list entry states the following: ***Mill and mill house, now one house. C17, altered and extended c.1973. Original mill house is at S end: timber frame with late C19 roughcast casing and fenestration, plain tile roof. House extension at N over mill race: red brick, slate roof. 2 storeys and attics. S elevation has gable end with glazing bar casements, the lintels with bracketed hoods. Walls with cement pattern of studwork. 1 storey and attic extension towards road with tile-hung gable and small C19 stack. C19-20 small weatherboarded shed attached. The mill wheel at the N end brought from Fordham Brewery.***

4.2 Proposal

4.2.1 The application has been the subject of extensive pre-application advice and now. seeks Listed Building Consent for the following:-

1. Single store side extension to accommodate staircase.
2. Internal and external alterations including new windows to the rear;
3. Single store rear extension – to provide a boot store area.

See submitted plans.

4.3 Key Issues

4.3.1 The key issues in the determination of this application are the impact of the proposals on the special character of the Listed Building and the character and appearance of the Conservation Area.

4.3.2 The property is a Listed Building and is located within Ashwell Conservation Area. The Conservation Officer made detailed comments to the plans as originally submitted at pre-application stage and due to various issues the scheme now submitted is less invasive to the building. The current scheme has not attracted any adverse comments and I concur with the views of the Conservation Officer set out above.

4.4 Conclusion

4.4.1 It is considered that the proposals would not harm the special character of the listed building or harm the character or appearance of the Letchworth Conservation Area. Subject to the standard conditions, I raise **NO OBJECTION** on the basis that the proposal satisfies 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 12 of the NPPF and Policy HE1 of the North Hertfordshire Local Plan 2011 - 2031 (Proposed Submission, October 2016).

5.0 Recommendation

5.1 That Listed Building Consent be **GRANTED** subject to the following conditions:

1. The work to which this consent relates shall be begun by not later than the expiration of the period of 3 years from the date of this notice.

   Reason: To comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

Signed  Simon Ellis Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 11 June 2018	