DELEGATED FILE NOTE

CASE OFFICER: ...Jo Cousins.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
18/00863/FPH	Single storey rear extension and side extension for staircase; ,internal and external alterations	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

LP7	Selected Villages Beyond the Green Belt
LP28	House Extensions
SECT7	Requiring Good Design
SECT12	Conserving and enhancing historic enviro
XD2	Hse Extns,Replacement Dwells,Outbuilding
XD3	Protecting Living Conditions
XHE1	Designated Heritage Assets

2.0 Site History

2.1 See associated Listed Building application 18/00864/LBC.

2.2 Pre-application advice given under reference 15/03046/1PRE.

3.0 Representations

3.1 **Conservation comments –** see associated Listed Building application for full comments – In summary the main points are as follows:-
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.

3.2 **Ashwell Parish Council –** no objections.

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 planning permission for the following:-

1. Single store side extension to accommodate staircase.
2. 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 considerations in this case, are whether the addition and works would be in character with the listed property and conservation area and whether there would be any adverse impact upon any nearby properties.

Residential amenity

4.3.2 The proposed extensions would be at the rear of the building and would be very modest in scale. The property has no near neighbours and in any event the nature of the works would not have any greater impact upon the amenities of the only adjacent property, The Stables which has the benefit of permission to convert to a dwelling (not yet completed). Likewise the position of the proposed extensions would not cause any overshadowing of any adjacent property. Overall I do not consider that the modest extensions would be so harmful to justify withholding the grant of permission.

Visual Amenity

The proposals have resulted from a long pre-application process to give the applicants the desired space they require for their family and primarily to remove and relocate an unsafe staircase internally. The proposals are in accordance with the Conservation Officers comments and are of design that would not detract from the parent building. The materials and detailing are appropriate and the proposals would not be visible from any public view points given the rear location. Overall the design, form and scale would not have an adverse visual impact upon the street scene. In my view the proposals comply with Policy 28 - House Extensions.

Conservation

Overall, the Conservation Officer considers that the proposals would preserve the special character of the listed building and the character and appearance of Ashwell Conservation Area would not be harmed, therefore, he raises no objection on the basis that the scheme satisfies Sections 66 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).

4.4 **Conclusion**

4.4.1 In the absence of any material or sustainable grounds for objection I have framed a favourable recommendation accordingly.

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.

Proactive Statement:

Planning permission has been granted for this proposal. Discussion with the applicant to seek an acceptable solution was not necessary in this instance. 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	Development Management North Hertfordshire District Council Council Offices

 Simon Ellis Determining Officer	Gernon Road Letchworth Herts SG6 3JF
Date: 11 June 2018	