DELEGATED FILE NOTE

CASE OFFICER: …Sam Dicocco……

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
18/00944/LBC	Single-storey rear lean-to extension together with internal and external alterations (as amended by plans received 20 September 2018)	35 High Street Barkway Royston Hertfordshire SG8 8EA

Submitted Plan Nos
1:1250 Site Plan; 15/18.2; 15-18.1 Rev A.

1.0 Policies

SECN16	Conserve + enhance historic environment
XHE1	Designated Heritage Assets

2.0 **Site History**

2.1 None relevant.

3.0 **Representations**

3.1 Three neighbour representations have been received following notification from occupiers of properties in High Street, Barkway. The objections are summarised as follows –

The building has already been substantially extended and this new application is serious overdevelopment of a Grade II Listed Building
The development would disrupt the look of the property and the flow of the cottages (33 & 35)
The development would set a president for all listed properties to be extended
Impact of extension on light into back garden and cottage
Drainage system behind the cottages may be compromised by foundations
Single storey extension would be acceptable
Creation of new off-street parking a good idea

3.2 Barkway Parish Council – No objection

3.3 Conservation Officer – Objection to original proposal – No objection to the subsequent amended scheme subject to conditions.

4.0 Planning Considerations

4.1 Site and Surroundings

4.1.1 The site contains a Grade II Listed Building in a Conservation Area, an Archaeological Area, a Countryside Area and a Selected Village Beyond the Green Belt (Barkway). The building within the site is a semi-detached dwelling hosting a pitched roof with gabled side elevation. The dwelling has been extended in the past with a two storey rear extension with pitched roof and gabled side elevation, creating a valley between the main dwellings roof and the extensions roof. The joint buildings (33 & 35) list description is as follows –

"Pair of houses. Mid C19. Timber frame on brick base, rendered. Tiled roof with decorative fishscale bands, crest tiles. No. 33 to left is 2 bays, No. 35 to right 3 bays. 2 storeys. Cement rendered plinth. Steps up to central entrances with plank and muntin doors in chamfered surrounds, raking bracketed slate hoods. 3 light flush frame lattice casements with cornices, an extra single light to left of entrance to No. 35. First floor similar windows, 2 lights to No. 33 and to centre on No. 35. Ridge stacks with oversailing caps between dwellings and extruded at ends with offsets. Similar casements on gable ends with brackets to bargeboards. Short lower 2 storey gabled wing to rear left with a stack. Attached to left a later C19 1 storey red brick, slate roofed outshut, formerly a shoemaker's workshop, with an entrance and a canted oriel window. To rear centre a slate roofed lean-to addition. To rear right a C20 gabled range. Interior not inspected. Included for group value."

4.1.2 The sites surroundings are residential in nature. The surrounding area comprises two and two and a half storey dwellings with a mix of terraced and semi-detached statuses.

4.2 Proposal

4.2.1 The application seeks planning permission for the erection of a single storey rear extension hosting a lean-to roof with two conservation velux windows. The application also seeks planning permission for the installation of a conservation velux window in the lean-to roof above the existing kitchen area.

4.3 Key Issues

4.3.1 The Conservation Officer has responded to consultation with no objection to the scheme as amended. It is agreed that the extension and roof light would be of a size and design which would preserve architectural significance of the Listed Building and the significance of the buildings relationship with the adjoining property. Furthermore, the amendments made have omitted the removal of the boundary wall. Whilst the fenestration detailing at ground floor level could be improved, based on the existing circumstances of the ground floor fenestration, the proposal would not materially harm the significance of the heritage asset. The historic fabric to be removed is modern and of no historical interest. The conditions requested by the Conservation Officer have been checked and are considered agreeable in line with the tests of conditions.

4.4 Conclusion

4.4.1 The proposed extension and new roof-light would maintain historic and architectural significance of the heritage asset.

5.0 **Recommendation**

5.1 That the Listed Building works be **CONSENTED** 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.

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 proposed roof materials shall be submitted to and approved in writing by the Local Planning Authority before the commencement of that part of the development hereby approved. The details approved pursuant to this condition will thereby be implemented.

   Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

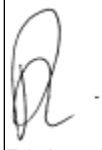
4. No new windows / glazed panels shall receive 'storm proof' frames unless otherwise agreed and approved in writing by the Local Planning Authority.

   Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

5. The application form stipulates 'Upvc' for new rainwater goods, these shall be black cast-iron effect Upvc unless otherwise agreed and approved in writing by the Local Planning Authority prior to the commencement of that part of the development hereby approved.

   Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Signed	

 Richard Tiffin Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 19 October 2018	