DELEGATED FILE NOTE

CASE OFFICER: ...Melissa Tyler.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
18/01242/FPH	Erection of greenhouse	9 High Street Barkway Royston Hertfordshire SG8 8EA

Submitted Plan Nos

Location plan Site plan HH19925-001A

1.0 Policies

SECT7 Requiring Good Design

LP28	House Extensions
LP57	Residential Guidelines and Standards
XD2	Hse Extns,Replacement Dwells,Outbuilding
XD3	Protecting Living Conditions

2.0 **Site History**

2.1 See history sheet for further history

3.0 **Representations**

3.1 **HCC Historic Advisory Team –** In this instance, we consider that the development is unlikely to have a significant impact on heritage assets of archaeological interest, and we have no comment to make upon the proposal.

3.2 **Barkway Parish Council** – No objection

3.3 **Neighbour at No. 7 High Street** – Concerns over loss of a view and impact on light into house

4.0 Planning Considerations

4.1 Site and Surroundings

4.1.1 The property is a listed building on the east side of Barkway High Street.

4.2 Proposal

4.2.1 Planning permission is sought for the erection of a greenhouse in the rear garden along the boundary with No.7

4.2.2 The greenhouse will be high grade aluminium frame with marine grade stainless steel fixings and 4mm toughened safety glass. The maximum height is 2.3 metres with an eaves height of 1.5 metres. The base dimensions are 2.2m by 2m.

4.3 Key Issues

4.3.1 The key issues for consideration are the impact the proposed works would have on the special character and significance of the listed building and its setting, or the character or appearance of the Barkway Conservation Area.

4.3.2 It is noted that these proposals only require permission due to their location within the curtilage of a listed building. It is my view that the proposed greenhouse would have no harm upon the special character or setting of the listed building. Further, I have noted the concerns raised by the neighbouring property at No.7, however the greenhouse has a maximum height of 2.3 metres and will be constructed from glass and steel/aluminium frame. I therefore conclude that the residential amenity of neighbouring properties and the visual amenity of the locality generally, would be maintained.

4.4 Conclusion

4.4.1 The proposed greenhouse in my opinion would not have a harmful effect on the character and the appearance of the Grade II Listed Building, the locality generally or on the residential amenity of neighbouring occupiers and as such, I make a favourable recommendation.

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  Simon Ellis Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 26 June 2018	