DELEGATED FILE NOTE

CASE OFFICER: ...Kate Poyser.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
18/00822/FPH	Single storey link side extension (as amended by drawings PL02A and PL03A received 11/06/2018).	2 Church Lane Kimpton Hitchin Hertfordshire SG4 8RP

Submitted Plan Nos

01 02 03 04 PL01 PL02A PL03A PL04

1.0 Policies

1.1 **North Hertfordshire District Local Plan No.2 with Alterations**

Policy 5 – Excluded Villages
Policy 16 – Archaeological Areas of significance and other Archaeological Areas
Policy 28 – House Extensions
Policy 55 – Car Parking Standards

1.2 **National Planning Policy Framework.**

Section 7 - Requiring good design
Section 11 - Conserving and enhancing the natural environment
Section 12 - Conserving and enhancing the historic environment

1.3 **Emerging Local Plan 2011-2031 (Approved by Full Council 11th April 2017).**

Strategic Policies
SP1 – Sustainable Development in North Herts
SP2 – Settlement Hierarchy
SP9 – Sustainable Design
SP13 – Historic Environment

Development Management Policies
D1 - Sustainable Design;
D3 – Protecting living conditions;
T2 - Parking
HE1 - Designated Heritage Assets
HE4 - Archaeology

1.4 **Supplementary Planning Document**

Vehicle Parking at New Development September 2011

2.0 **Site History**

2.1 None relevant.

3.0 **Representations**

3.1 **Public Notice/ local residents**
None received.

3.2 **Conservation**
No objection.

3.3 **HCC Archaeology**
No objection subject to recommended conditions.

3.4 **Kimpton Parish Council**
No response received.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 2 Church Lane is a Grade II listed building. Listing description reads as follows: *"House, formerly a butcher's Premises. Late C17 front of 2 bays. Possibly an earlier core. Timber frame with rouyhcast infill. Larqe N gable end stack of late C17. Smaller late C17S extension; C19 red brick addition beyond. Main part is 1 storey and attics. 2 C19 casements and 2 gabled dormers. Plank door in early C19 moulded frame with scroll brackets and flat hood. Evidence of rear cross wing."*

4.2 **Proposal**

4.2.1 Single storey link side extension together with internal and external alterations to facilitate conversion of barn to ancillary accommodation.

4.3 **Key Issues**

4.3.1 The key issues for consideration are as follows:
--The effect on the setting and special character of the listed building and the character or appearance of the Kimpton Conservation Area.
--The effect on the living conditions of neighbouring properties.
--The effect on highway safety and car parking in the area.
--The effect on the archaeological record.
--Any other material considerations.

4.3.2 Impact on the listed building and conservation area
The Senior Conservation Officer has been consulted on the proposal and it is considered that, subject to the agreed amendments, the proposed development would not cause harm to the special character of the listed building and would not harm the character or appearance of the Kimpton Conservation Area.

4.3.3 Impact on the living conditions of neighbouring properties
In my view the proposed development is unlikely to have a significant impact on the living conditions of any of the neighbouring properties.

4.3.4 Impact on highway safety/ car parking
The proposal would not cause harm to highway safety.

4.3.5 Impact on the archaeological record
The proposed development could potentially impact on the archaeological record and therefore archaeological conditions have been recommended. I am satisfied that these are appropriate to safeguard the archaeological record.

4.4 **Conclusion**

4.4.1 In the absence of material planning reasons to the contrary it is my view that planning permission should be **GRANTED**.

4.5 **Alternative options**

4.5.1 Not applicable.

5.0 **Recommendation**

5.1 That planning permission is **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. Part A) No demolition/development shall take place/commence until an Archaeological Written Scheme of Investigation has been submitted to and approved by the local planning authority in writing. The scheme shall include an assessment of archaeological significance and research questions; and:

   1. The programme and methodology of site investigation and recording
   2. The programme for post investigation assessment
   3. Provision to be made for analysis of the site investigation and recording
   4. Provision to be made for publication and dissemination of the analysis and records of the site investigation
   5. Provision to be made for archive deposition of the analysis and records of the site investigation www.hertfordshire.gov.uk
   6. Nomination of a competent person or persons/organisation to undertake the works set out within the Archaeological Written Scheme of Investigation.

   Part B) The demolition/development shall take place/commence in accordance with the programme of archaeological works set out in the Written Scheme of Investigation approved under Part A of this condition.

   Part C) The development shall not be occupied/used until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under Part A of this condition and the provision made for analysis and publication where appropriate.

   Reason: To safeguard the archaeological record.

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  Simon Ellis Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 13 July 2018	