DELEGATED FILE NOTE

CASE OFFICER: …Sam Dicocco……

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
18/00447/LBC	Single storey addition to form new rear entrance porch. Rear extension to outbuilding. Internal and external alterations. (as amended by plans and elevations received 11/07/2018)	The Three Horseshoes Willian Road Willian Letchworth Garden City Hertfordshire SG6 2AE

Submitted Plan Nos
3HR.01 Rev A 3HR.04 3HR.05 Rev A 3HR.06 Rev A 3HR.02 3HR.03 3HR.07

1.0 Policies

SECT12	Conserving and enhancing historic enviro
XHE1	Designated Heritage Assets

2.0 **Site History**

2.1 08/01111/1LB - Erection of single storey canopy addition to storage area and addition of 1.2m high ballustrading and steps with hand rail to patio area (as amended by plans received on 29 August 2008 and 24 September 2008) – Conditional Consent

2.2 13/02848/1LB - Externally illuminated letters and hanging sign. Non-illuminated logo, amenity boards, door plaque and free standing sign – Conditional Consent

3.0 **Representations**

3.1 Conservation Officer – Part objection; Overcome by revisions received 11/07/2018

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The site lies within the Green Belt as well as a Conservation Area, and contains a Grade II Listed Building. The building as described as follows within its list entry –

"*Later C18, altered. Two storeys and dormers. One window with 2 window modern extension at west end in similar style. Tiled roof with modern gable stacks. Chequered red brick with plain first floor band. Gabled dormer with casements. Segmental arched, 2-light mullioned window with casements. Segmental arched doorway with modern door. Tie bar plates in form of initials I.B"*

4.1.2 Further to the listed building described above, the site contains a two storey outbuilding (which has been attached to the listed building with a flat roof link addition) and a raised rear garden by virtue of the steep topography of the site and sites surroundings. The listed building itself has been extended with a flat roof single storey additions to the rear and sides.

4.2 **Proposal**

4.2.1 The application seeks listed building consent for the erection of a single storey extension to the outbuilding; the removal of a front door to be replaced with a window; the erection of a new entrance porch to the side/rear hosting a flat roof, and the removal of a rear window to be replaced with a door, and other internal alterations as depicted on the proposed floor plans.

4.3 **Key Issues**

Historic environment

4.3.1 By reason of the external alterations, for the most part, being upon relatively later additions to the listed building which are of limited significance, no objections are raised to the new doors and windows replacing existing windows and doors subject to conditions. Whilst the proposed porch would cover a small part of the original side elevation of the listed building, it is not considered that the small section of side elevation to be covered contributes greatly to the significance of the heritage asset, and thereby, would not cause harm subject to conditions.

4.3.2 No objections are raised to the rear extension of the existing outbuilding in heritage terms, subject to conditions. The extension would be of reflective design, and not of great scale in relation to the existing outbuilding. It is important that the outbuilding remains subservient and subordinate to the principle listed building, and following review, it is considered that the resultant outbuilding would remain sympathetic to the principle listed building.

4.3.3 The internal alterations proposed have been reviewed, and are considered to not harm any historic or architectural significance of the listed building.

4.4 **Conclusion**

4.4.1 The proposed works would, subject to conditions, be of good quality design which would preserve the significance, be it historic or architectural, of the heritage asset. Accordingly, the development is found to be compliant with the policy provisions of the development plan.

5.0 **Recommendation**

5.1 That the works to the listed building 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 brick panel indicating brick type, bond and mortar mix for i) the infilling of the doorway on the front elevation (Item A on drawing no.3HR:06) and ii) the rear porch (Item E on drawing no.3HR:06); shall be erected on site and inspected and approved in writing by the Local Planning Authority prior to the commencement of that part of the alterations hereby approved.

   Reason: To safeguard the listed building's special character.

4. The joinery to all new windows/doors/glazed screen to rear porch shall be constructed in timber unless otherwise agreed and approved in writing by the Local Planning Authority.

   Reason: To safeguard the listed building's special character.

5. The new window to the front elevation shall be a flush casement unless otherwise agreed and approved in writing by the Local Planning Authority and 1:1 section details or actual sample of the glazing bars for this window and for the glazed screen to the rear porch, shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of that part of the alterations hereby approved.

   Reason: To safeguard the listed building's special character.

6. The joinery sections for the new window to the outbuilding extension shall match exactly the joinery sections of the existing windows on the outbuilding's west elevation unless otherwise agreed and approved in writing by the Local Planning Authority.

   Reason: To safeguard the listed building's special character.

Signed	Development Management North Hertfordshire District Council Council Offices

 Simon Ellis Determining Officer	Gernon Road Letchworth Herts SG6 3JF
Date: 13 July 2018	