

DELEGATED FILE NOTE

CASE OFFICER: ...Tom Rea.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
24/02384/FPH	Insertion of No.2 rooflights to existing west elevation roofslope, and replace No.2 existing ground floor east elevation windows to provide emergency egress . Widening of first floor gable window on north elevation. (as amended by plan no. PL32D)	West Barn Friends Green Farm Damask Green Road Weston Hitchin Hertfordshire SG4 7BU

Submitted Plan Nos

1044 - 01 1044 - 02 1044 - 03 1044 - 04 1044 - PL30-b 1044 - PL31-a 1044 - PL32-d

D1 Sustainable design

HE1 Designated heritage assets

2.0 **Site History**

2.1 21/03352/FP: Change of use of West Barn to a 3 bedroom dwelling including single-storey extension to north end following removal of existing structures together with other external alterations. Change of use of land from paddock/agricultural to domestic garden and landscaping (as a variation to previous approval 18/01532/FP granted on 28/05/2019). (As amended by revised plans received 16.02.2022). Granted and implemented

3.0 **Representations**

3.1 Weston Parish Council: No response

3.2 Conservation officer: No response

3.3 Site Notice / Adjacent residents: No responses received.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 Grade II listed barn and yard located on the east side of Weston Lane.

Listing description:

WESTON FRIENDS GREEN TL 22 NE 5/110 Farm Buildings next the - road at Friends Green Farm

GVII

Farm buildings. C17 barn, C19 flanking buildings. Timber frame on black masonry bases, dark

weatherboarded; corrugated aluminium steep roof to barn in middle, tiled stable at S, slated shed at

N. A tall 3-bays barn backing onto road facing E with double doorway to middle bay.

Jowled posts,

long curved braces to cambered tie-beams, purlins clasped by collars. 2-bays narrower open-fronted

shed at N end facing E, and small stable at S end with 2 stable doors on E.

4.2 **Proposal**

- 4.2.1 Insertion of No.2 rooflights to existing west elevation roofslope, and replace No.2 existing ground floor east elevation windows to provide emergency egress . Widening of first floor gable window on north elevation. (as amended by plan no. PL32D)

4.3 **Key Issues**

- 4.3.1 The key issues are design and impact on the listed building

4.3.2 Design

The proposed rooflights are of the traditional 'conservation type' and are considered sympathetic to the historic character of the building and the rural setting in general. The widened window at first floor level is not excessive in scale and is proportionate to the remaining timber clad elevations.

The application form states that the proposed windows will be of the same painted black metal framing as the existing windows.

4.3.3 Impact on listed building

The applicants heritage statement says:

'Historic Recording'

The proposed additional rooflights are conservation style and are in keeping with this type of conversion.

The formation of the additional bedroom is created under the existing first floor infilled section. This therefore does not alter the perception of space of the original barn structure. The enlargement of the windows are similar proportions to that approved and will be the same window manufacture. These enlargements will not affect any historical as this elevation was originally blockwork. The changes are minimal and will not affect the historical context.

I would not disagree with the above heritage statement.

Overall the proposed works are generally minimal, sympathetic to the historic character and fabric of the building (no historic timbers would be cut) and would continue to ensure that the building is put to an appropriate long term use in accordance with NPPF advice. The proposals are considered to comply with Policy HE1 of the Local Plan.

4.3.4 Archaeology

The proposed works are to the existing structure with no new ground works and as such there are no further archaeological implications

4.3.5 Biodiversity

The proposed application works are exempt from the need to provide a biodiversity net gain.

4.3.6 Climate change

The proposed works are of a scale that would have no impact on local climate change.

4.4 **Conclusion**

4.4.1 The proposal is acceptable in planning terms.

4.5 **Alternative Options**

4.5.1 None applicable

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 (paragraph 38) and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015.

Signed  Shaun Greaves Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 13 December 2024	