DELEGATED FILE NOTE

CASE OFFICER: ...Anne McDonald.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
18/00685/FP	Demolition and removal of existing greenhouse and replacement with a Hartley Botanic greenhouse of similar size.	The Red House 11 High Street Barkway Royston Hertfordshire SG8 8EA

Submitted Plan Nos

A5028 HB19685-001A A3962

1.0 Policies

LP28 House Extensions

LP57	Residential Guidelines and Standards
SECT12	Conserving and enhancing historic enviro
XD2	Hse Extns,Replacement Dwells,Outbuilding
XD3	Protecting Living Conditions
XHE1	Designated Heritage Assets

2.0 **Site History**

2.1 There is previous history for the property listed in Uniform, that mainly relates to works to trees.

3.0 **Representations**

3.1 Site and press notices were posted and neighbour notification letters sent. The site notice was posted on 18/04/18 and expired 09/05/18.

3.2 HCC Archaeology – no objection / comment.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The Red House is an attractive, large, listed property posited on the east side of the High Street with extensive rear gardens, which are attractively landscaped. There is an existing greenhouse rear of the house against the garden wall. There are photos in Anite.

4.2 **Proposal**

4.2.1 Replacement garden greenhouse. The proposed greenhouse is in the same location on site as the existing greenhouse. It is just under 3.2m wide, 1.8m tall to the eaves and 3.1m tall to the top of the roof. It has a brick base wall, with aluminium alloy struts and glazed sections above.

4.3 **Key Issues**

- I have no objection to this proposal.
- There is an existing greenhouse on this site, which establishes the principle for this proposal. The replacement greenhouse is slightly taller, but as it will still be lower than the existing garden wall, I have no objection to this.
- The brickwork of the wall appears to be eroding in sections. The plans do not detail if / how this is to be repaired where the greenhouse is to be erected. Given that the wall within the existing greenhouse is left as original, I consider that it can be considered that the wall will be left as it is and I have no objection to this approach.
- As the greenhouse is detached for the main listed house and rear of it and to replace an existing greenhouse, I do not consider that it will have any harm on the context, setting or fabric of the listed building. Furthermore, as it is rear of the house, it will not be visible from the High Street, and I do not consider that there will be any adverse harm on the setting or context of the Conservation Area.
- I note that the garden wall is also listed, as it will have been erected on site at the time of listing. However, I do not consider that these works will have any harm on the wall.
- There will not be any impact on the outlook or amenities of the neighbour, as the wall will screen the greenhouse.

4.4 **Conclusion**

4.4.1 No objection to the proposed greenhouse, which is not considered to conflict with any of the policy requirements. Grant conditional permission.

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: 12 June 2018	