DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
18/00565/FP	External alterations to south-east elevation of barn and adjacent garages to facilitate conversion of barn to home office. Install garage doors to one bay of car port. Insertion of two roof lights in carport roof and installation of external staircase to first floor of carport to facilitate conversion of first floor to domestic fitness studio. (as amended by drawingd received 13.8.2018)	Green Farm Law Hall Lane Bendish Hitchin Hertfordshire SG4 8JD

Submitted Plan Nos

001 PL100 PL101C PL102C PL200 PL201 PL202D PL203C PL204A PL300 PL301 PL302

1.0 Policies

LP2 Green Belt

LP25	Re-use of Rural Buildings
LP57	Residential Guidelines and Standards
SECN6	Building strong, competitive economy
SECN13	Protecting Green Belt Land
XSP5	Countryside and Green Belt
XSP6	Sustainable Transport
XD2	Hse Extns,Replacement Dwells,Outbuilding
XD3	Protecting Living Conditions
XHE1	Designated Heritage Assets

2.0 **Site History**

2.1 07/01934/1HH Planning permission granted for external staircase to carport.

2.2 07/01935/1LB Listed Building Consent granted for internal alterations and insertion of window to facilitate conversion of existing garage to ancillary residential accommodation.

2.3 See file for other site history.

3.0 **Representations**

3.1 Conservation Officer – following negotiations with the applicant and the receipt of amended drawings, has no objections subject to conditions.

3.2 St Pauls Walden Parish Council – has no comments to make.

3.3 Local Residents – no comments received.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 Green Farm occupies a large site in the centre of Bendish. The house is grade II Listed and the barn is also grade II Listed. The barn, car port and other outbuildings are in an ancillary use to the dwelling house. The site lies within Bendish Conservation Area and within the Green Belt.

4.1.2 Although the application site exceeds 1 ha, the floor space does not exceed 500 sq m, so the application can be considered under delegated powers.

4.2 **Proposal**

4.2.1 The proposal is to use the barn as a home office and the car port as a fitness studio/hobby room for the applicant's wife, and to carry out alterations to the buildings to facilitate this. The applicant currently has an office in Capability Green and has recently moved house to Green Farm and would like to work from home. The business gives financial advice – 'Tandem Financial" and would employ 2 members of staff. It is not anticipated that there would be any more than 2 visitors/appointments a week to the property. Internal and external alterations are proposed to these adjoining buildings and a concurrent application for Listed Building Consent has been made 18/00566/LBC. The scheme originally included dormer windows and a first floor gable above the entrance porch and the insertion of windows. Amended plans have, however, been received. The dormer windows have been omitted and replaced with rooflights; the gable reduced and various changes to fenestration, drawings received 13.08.2018.

4.3 **Key Issues**

4.3.1 The key planning considerations relate to:

- The principle of the development;
- Effect upon heritage assets;
- Any impact on nearby residential properties.

4.3.2 The use of the building would not amount to a material change in use requiring planning permission, as it would remain ancillary to the residential property. This is provided that it is used as the applicant has advised and not of a significantly larger business. In any case, the re-use of buildings in the Green Belt is not inappropriate development, as the buildings are of a permanent and substantial construction. Extensions and alterations to buildings in the Green Belt is also not inappropriate provided it is not disproportionate to the original building. I consider there to be no objection in principle to raise to the proposed work.

4.3.3 Planning permission is required for alterations to the buildings as they are forward of the front elevation of the principle building and involve a second storey. The heritage assets to consider in this case are the grade II listed barn, the setting of the listed dwelling and the character and appearance of the conservation area. These matters are considered in detail by

the Conservation Officer and I would refer you to his reports. His conclusion is that following the receipt of amended drawings the proposal would not occasion harm to the listed farmhouse or listed barn or harm the appearance of the Bendish Conservation Area. This is subject to two conditions relating to the garage doors and weatherboarding of the car port.

4.3.4 There are no immediate neighbours adjoining the site. Properties opposite the site in Chapel Lane would be closest to the barn and car port. A total of five roof lights are proposed in the elevations facing these cottages. The two serving the home office and studio above the car port would be located high up on the roof slope and the remaining three are small and serve a bathroom, store and tea point. These lights would be a minimum of 14 metres from the cottages in Chapel Lane and would face the front elevations. As these are elevations which front onto the street, I consider the proposal would not lead to a significant loss of privacy to the occupiers.

4.4 **Conclusion**

4.4.1 I therefore conclude that there are no sustainable planning objections to raise to the proposal and planning permission can be granted, subject to the following conditions.

5.0 **Recommendation**

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.

3. This planning permission does not relate to a material change in use. The business carried out in the barn, the subject of this permission, shall only be used as ancillary to the residential use of the site and no more than 2 staff shall be employed that are not in residential occupation of the existing dwelling at Green Farm.

   Reason: In the interest of the living conditions of nearby residential properties and in the interest of sustainable development.

4. The garage doors shall be constructed in timber and in accordance with amended plan no. PL202 D these shall receive strap hinges and in accordance with plan

no.PL101 C the doors shall be side hung unless otherwise agreed and approved in writing by the Local Planning Authority.

Reason: to safeguard the special character of both buildings.

5. The outer face of the internal wall forming the new garage space in the car port shall be weatherboarded unless otherwise agreed and approved in writing by the Local Planning Authority.

Reason: To safeguard the building's special character.

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  Tom Rea Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 20 August 2018	