DELEGATED FILE NOTE

CASE OFFICER: …Tom Donovan……

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
18/00319/LBC	Part two storey, part single storey rear extensions, internal alterations, replacement windows and minor alterations to window positions (as amended by drawing 1123-02D received 12/07/2018).	Peascod Hall London Road St Ippolyts Hitchin Hertfordshire SG4 7NJ

Submitted Plan Nos
1123:01; 1123:02D; 1123:03

1.0 Policies

1.1 **National Planning Policy Framework.**

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

1.2 Sections 16 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990

2.0 **Site History**

2.1 None relevant.

3.0 **Representations**

3.1 **Public Notice/ Local residents**
No representations received.

3.2 **Conservation**
No objection subject to conditions.

3.3 **St Ippolyts Parish Council**
No response received.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 Peascod Hall is grade II listed and the list entry reads as follows:

"Farmhouse, now a private house. C17 or earlier, early C18 brick front, C19 N wing. Timber frame roughcast, cased in red chequered brick on W and S, timber frame white weatherboarded N wing. Old red tile roofs, N wing of lower pitch. A small L-shaped house, set back from road, facing W. Older, 1 1/2-storeys, 2-cells, central entrance plan range with former external N gable chimney and very large open fireplace to rearwall chimney in S room. 2-storeys later N crosswing projects to W. W front has 2 gabled dormers at the eaves, central entrance, and 4 casement windows with cambered arches. Plank door. Rearwall heightened by 1M with 2 windows. Projecting gable of N wing has a flush 2-lights casement window to each floor. 2 similar windows on each floor on each side. Louvred shutters to front gable. Interior has axial chamfered beams, exposed joints in S room. Shouldered head to 2 recesses in back of large open fireplace."

4.2 **Proposal**

4.2.1 Part two storey, part single storey rear extensions, internal alterations, replacement windows and minor alterations to window positions.

4.3 **Key Issues**

4.3.1 The key issue for consideration is the impact that the proposed development would have on the special character, setting and significance of the listed building.

4.3.2 The Senior Conservation Officer has been consulted on the proposals and has provided me with a detailed comment. In response to a number of positive amendments made to the scheme it is considered that the proposal will not harm the special character of the listed building. Full comments can be found on the case file.

4.4 **Conclusion**

4.4.1 The proposal satisfies Sections 16 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and as supported by the aims of Section 12 of the NPPF and Policy HE1 of the North Hertfordshire Local Plan 2011 - 2031 (Proposed Submission, October 2016).

4.5 **Alternative options**

4.5.1 None applicable.

5.0 **Recommendation**

5.1 That listed building consent is **GRANTED** 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. A sample panel indicating brick type, bond and mortar mix for the extension shall be made available for inspection on site and approved in writing by the Local Planning Authority prior to the commencement of the above ground brickwork.

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

3. A sample of the roof material for both the single-storey and two-storey extensions shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the roofing works.

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

4. Section details (at a metric scale) of all new windows (including glazing bar profiles) and details of window ironmongery, 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.

5. Details of all new internal doors 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. Details of all new rainwater goods 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.

Signed  Simon Ellis Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 17 July 2018	