North Hertfordshire District Council
Building Conservation comments

File Ref: 18/01070/FPH
Date: 10/09/2018
Planning Officer: CP
Address: The Bull, 28 High Street, Offley, Hitchin SG5 3AD
Subject: Single storey rear extension including three roof lights following demolition of existing lean to structure, additional window to side elevation and demolition of existing garage. Erection of detached annexe.

Firstly, the description should be amended to read as:

Single storey rear extension following demolition of existing lean to structure. Additional window to side elevation. Erection of detached annexe.

My detailed comments (including draft conditions) on the main building are to be found in my second comment under ref: 18/01071/LBC.

With regard to the detached annex, this has been amended (see right hand image below) by:

- Reducing the building's length by 1m;
- Changing the windows to simple casements;
- Reducing the number of doors to a pair of glazed doors; and
- Lowering the brick plinth.


PROPOSED SIDE ELEVATION West (2)


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Suggested conditions

1. The roof of the detached annexe shall be covered with natural slate unless otherwise agreed and approved in writing by the Local Planning Authority.

   Reason: To safeguard the setting to the listed building and maintain the appearance of the Offley Conservation Area.

2. A sample of the weatherboarding (including details of external finish) for the detached annexe shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of that part of the development hereby approved.

   Reason: To safeguard the setting to the listed building and maintain the appearance of the Offley Conservation Area.

3. The windows in the detached annexe shall be constructed in timber and shall incorporate flush casements and shall not have trickle-vents unless otherwise agreed and approved in writing by the Local Planning Authority.

   Reason: To safeguard the setting to the listed building and maintain the appearance of the Offley Conservation Area.

4. The glazed doors in the detached annexe shall be constructed in timber and a 1:1 section detail of the glazing bars shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of that part of the development hereby approved.

   Reason: To safeguard the setting to the listed building and maintain the appearance of the Offley Conservation Area.

Recommendation
It is considered that the loss of the existing lean-to would not occasion harm to the building's special character and sufficient improvements have been made to the design of the proposed extension and its relationship to the modified first floor window to convince me that the new extension would not occasion harm to the listed building or harm the character or appearance of the Offley Conservation Area. In addition, it is considered that the modifications to the annexe building would not harm the principal building's setting or harm the character or appearance of the Offley Conservation Area. I, therefore, raise NO OBJECTION on the basis that the proposal will satisfy Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and as supported by the aims of Section 16 of the NPPF and Policy HE1 of the North Hertfordshire Local Plan 2011 - 2031 (Proposed Submission, October 2016).

Mark Simmons
Senior Conservation Officer