DELEGATED FILE NOTE

CASE OFFICER: ...Ben Glover.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
18/00496/LBC	Erection of lean-to structures to North and South elevations of Barn 4 to provide a licensed structure for the performance of marriage ceremonies.	Redcoats Farmhouse Hotel Stevenage Road Redcoats Green Little Wymondley Hitchin Hertfordshire SG4 7JR

Submitted Plan Nos

02A 01A PL20B PL21 PL22A PL23A

1.0 Policies

1.1 **National Planning Policy Framework**

Section 12: Conserving and enhancing the historic environment

1.2 **North Hertfordshire Draft Local Plan 2011-2031 - (Approved by Full Council April 2017)**

Policy HE1: Designated heritage assets
Policy HE2: Heritage at risk

2.0 **Recent Site History**

2.1 18/00495/FP – Concurrent Listed Building application – To be determined.

2.2 17/00466/1LB - Internal and external alterations and repairs to facilitate conversion of Barns 1, 2, 3 and 4 to Class C1 use (wedding/conference venue and hotel bedrooms) in association with Redcoats Hotel. Single storey extension to Barn 1, single storey link extension between Barns 2 & 3 and extension to Barn 3. Buttress walls to Barn 4 – Granted Conditional Consent on 26/05/2017.

2.3 17/00465/1 - Conversion of Barns 1, 2, 3 and 4 to Class C1 use (wedding/conference venue and hotel bedrooms) in association with Redcoats Hotel. Single storey extension to Barn 1, single storey link extension between Barns 2 & 3 and extension to Barn 3. Buttress walls to Barn 4. Additional car parking spaces and associated landscaping – Granted Conditional Permission on 26/05/2018.

3.0 **Representations**

3.1 **Site Notice:**

Start Date: 09/04/2018 Expiry Date: 30/04/2018

3.2 **Press Notice:**

Start Date: 29/03/2018 Expiry Date: 19/04/2018

3.3 **Neighbouring Notifications:**

N/A

3.4 **Parish Council / Statutory Consultees:**

Wymondley Parish Council – No objection

NHDC Conservation Officer – "*The Planning and Listed Building Design and Access Statement (LBDAS) submitted with this application is the same as that submitted last year for works across the whole site. This document is, therefore, not specific to or*

proportionate to the works currently proposed. Having said that, at 4.18 of the LBDAS it states: "Barn 4 is a small and unusual two storey rectangular building. Known as the 'Granary', its original use has not been determined. This barn is in a state of near collapse and requires immediate repairs to rescue it. The proposed use for it is as a small intimate space, which would enable a bride and groom to take their wedding vows in should they so wish. It will therefore be repaired and retained for the future."

An amended proposal was received on 9th April 2018 and in which case the description of works should be amended accordingly and I suggest the following: ***Erection of lean-to structure to north elevation of former granary to provide a licensed structure for the performance of marriage ceremonies.***

Whilst I have no objection in principle to what is being proposed I have been thinking about the actual structure and the height of the front wall plate. If the depth were reduced slightly then a wall tie at the height of the lowest boards on the side elevations could be connected at the head of the corner posts with studs sitting above this short ties (at the moment there is no indication as to the structure that would exist to carry the boarding). This would perhaps reduce the depth from 3m to perhaps 2.8m and would raise the front wall plate also by about 200mm. I put these points to the architect in a telephone conversation and the scheme has been amended. There was a slight anomaly between drawing nos.PL20C & PL23B (my email today) and drawing no.PL20D has now been received to address this.

Suggested conditions:

1. *Standard LB time condition*

2. *The tiles proposed for the lean-to roof shall be handmade clay peg tiles unless otherwise agreed and approved in writing by the Local Planning Authority.*

Reason: To safeguard the granary's special character and the setting of nearby listed buildings.

Recommendation
It is considered that the proposal (as amended – drawing no. PL23B received on 17/04/2018 and drawing no. PL20D received on 18/04/2018) will not harm the building's special character or harm the setting of other listed buildings in the vicinity. I, therefore, raise ***NO OBJECTION*** *on the basis that the proposal will satisfy Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and as supported by the aims of Sections 12 of the NPPF and Policy HE1 of the North Hertfordshire Local Plan 2011 - 2031 (Proposed Submission, October 2016)*."

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 Redcoats Farmhouse Hotel is situated on Stevenage Road south of Little Wymondley and east of St Ippolyts. The application site is a granary sited on the south east side of the site and is a Grade II Listed Building and is described as follows in the list entry:

"*Granary. Early C18, C19 alterations and lean-to extensions at N and S. Timber frame with dark elm weatherboarding raised on high 18 inch thick C18 red brick sidewalls. Pyramidal old red tile roof. C19 red brick front infill with doorway to space below granary and timber-framed weatherboarded lean-to extensions with old red tile roof to one side, corrugated iron to other. A small square elevated granary with entrance on W by central boarded door with cathole and signs of former outside stair.*"

4.2 **Proposal**

4.2.1 Permission is sought for the erection of a lean-to structure to Barn 4 in order to provide a licenced structure for the performance of marriage ceremonies. The lean-to would measure approximately 3.1m in depth, 5.1m wide and 4.2m in height with 2.1m to the eaves.

4.3 **Key Issues**

4.3.1 This is the Listed Building Application in respect of the duplicate Planning Application under 18/00495/FP. The key issue for consideration is the impact the proposed development would have on the special character of the Grade II Listed Building.

4.3.2 Paragraph 131 - 135 of the NPPF seeks to sustain and enhance heritage assets. Paragraph 132 states that "when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the assets conservation...any harm or loss should require clear and convincing justification. Substantial harm to or loss of designated heritage assets of the highest significance, notably scheduled monuments, protected wreck sites, battlefields, Grade I and II* Listed Buildings, Grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional."

4.3.3 Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that "In considering whether to grant planning permission for development which affects a listed building or its setting, the Local Planning Authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which is possesses."

4.3.4 The proposed lean-to would be sited against the Granary to the rear of the application site. Prior to the previous permission granted for works to the Granary, the structure was in a poor state of repair. The works carried out have enabled the structure to be brought back into use and the proposed lean-to would further benefit the site.

4.3.5 Amended plans received on 18/04/2018 address concerns raised by the Conservation Officer. The proposed development would therefore not harm the buildings special character or harm the setting of the Listed Buildings in the vicinity. The development would satisfy Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and comply with the aims of Section 12 of the NPPF.

4.4 **Conclusion**

4.4.1 The proposed development would not result in any unacceptable harm to the buildings special character or harm the setting of the Listed Buildings in the vicinity

5.0 **Recommendation**

5.1 That planning permission be **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. 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. The tiles proposed for the lean-to roof shall be handmade clay peg tiles unless otherwise agreed and approved in writing by the Local Planning Authority. Reason: To safeguard the granary's special character and the setting of nearby listed buildings.

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  Simon Ellis Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 2 May 2018	