

DELEGATED FILE NOTE

CASE OFFICER: ...Tom Rea.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/00787/LBC	Internal and external alterations to existing attached garage to facilitate garage conversion	Barn House Turnpike Lane Ickleford Hitchin Hertfordshire SG5 3UZ

Submitted Plan Nos

25012 - 001 25012 - 002 25012 - 010 25012 - 011

1.0 Policies

1.0 Ickleford Neighbourhood plan –HE1 is relevant as well as Local Plan Policies set out above.

2.0 **Site History**

2.1 80/01763/1 Erection of two storey side extension to provide double garage with bedroom above and 2 dormer windows on elevation to Turnpike Lane as variation to previous permission granted under ref. 1/1477/79(917). Granted 22.01.1981

3.0 **Representations**

3.1 Ickleford Parish Council: No response

3.2 Conservation officer: No response

3.3 Site Notice/Adjoining occupiers:

Objections have been received from 3 neighbours including the following observations (see web site for full details of these comments):

- ☐ A separate dwelling would be created
- ☐ Insufficient parking would remain
- ☐ Blocking of shared access
- ☐ Inappropriate materials
- ☐ Query legal rights of access

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

Two storey Grade II listed dwelling located at the junction of Turnpike Lane and Arlesey Road. The site is within the Ickleford Conservation Area

4.2 **Proposal**

4.2.1 Internal and external alterations to existing attached garage to facilitate garage conversion

4.3 **Key Issues**

4.3.1 **Impact on Heritage assets**

- 4.3.2 The main assets affected are the listed building itself and the Ickleford Conservation Area. In addition, the listed properties opposite are also heritage assets affected.
- 4.3.3 As mentioned above the alterations would improve the appearance of the dwelling by removing one garage door and introducing better quality fenestration.

Details of the timber framework around the new front window can be agreed by a planning condition to ensure sympathy with the existing timber framing on the historic part of the house.

Internally the works are restricted to the modern extension (see history above) which is the garage approved in 1981 and therefore no removal of historic fabric is proposed.

The listed properties opposite (The Old Manor Cottage, The Clock House & The Old Manor – all Grade II listed) would not be directly affected by this proposal (or their setting) which, as mentioned, proposes minimal changes to the external appearance of the building.

Overall the works would have a positive impact on the appearance of the dwelling and the setting of the Ickleford Conservation Area. The works would be in accordance with Policy HE1 of the Local Plan and Policy HE1 of the Ickleford Neighbourhood plan

4.4 **Conclusion**

- 4.4.1 The proposal is acceptable in listed building terms.

5.0 **Recommendation**

- 5.1 That listed building consent 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. Prior to the commencement of the development hereby approved full details of the new timber framework shall be submitted to and agreed in writing by the Local Planning Authority.

Reason: To ensure that the detail is sympathetic to the historic character of the listed building. To comply with Policy HE1 of the Local Plan

Signed  Shaun Greaves Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 4 June 2025	