

DELEGATED FILE NOTE

CASE OFFICER: ...Andrew Hunter.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
24/01459/LBC	Part two storey and part single storey rear extension incorporating rear porch canopy following demolition of existing rear elements.	Peascod Hall London Road St Ippolyts Hitchin Hertfordshire SG4 7NJ

Submitted Plan Nos

1123-01B 1123-02F

1.0 Policies

HE1	Designated heritage assets
SECN16	Conserve + enhance historic environment
SP13	Historic environment

2.0 **Relevant Site History**

- 2.1 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) – Approved 18/07/18.
- 2.2 18/00318/FPH - Part two storey, part single storey rear extensions (as amended by drawing 1123-02D received 12/07/2018) – Approved 18/07/18.
- 2.3 The site has also been subject to non-relevant applications relating to outbuildings etc.

3.0 **Representations**

- 3.1 **Conservation Officer** – No objection.
- 3.2 **Parish Council** – No objections.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

- 4.1.1 The site is a two storey detached dwelling with a pitched roof that is Grade II listed, which is on a spacious plot. The site is in rural agricultural surroundings, with a small number of dwellings nearby.

4.2 **Proposal**

- 4.2.1 The proposal is for a two and single storey rear extension with pitched roofs and dormers, which would replace a single storey rear projection. The number of bedrooms would be increased from 5 to 6.
- 4.2.2 The application was accompanied by parallel planning application 24/01458/FPH.

4.3 **Key Issues**

- 4.3.1 The key material considerations are whether the proposal is acceptable on heritage grounds regarding its impacts on the significance of the listed building as a designated heritage asset. This is set out in Section 16 (2) of the Planning (Listed Buildings and Conservation Areas) Act 1990.
- 4.3.2 On the basis of the comments from the Conservation Officer, the proposed works are considered sympathetic to and in keeping with the special significance and character of the listed building. The proposal is also essentially a resubmission of expired listed building consent 18/00319/LBC, with the only alteration being a change from bricks to render of the rear gable projection, which is acceptable. Further details of some of the works will be required by conditions as recommended by the CO.
- 4.3.3 It is not considered that the application harms the significance of the designated heritage asset the subject of this application. The impacts of the proposal on the character and appearance of the building and its significance as a designated heritage asset are therefore considered acceptable. The proposal complies with Policies SP13 and HE1 of the Local Plan, and Section 16 of the NPPF.

4.4 **Conclusion**

- 4.4.1 The proposed works are therefore considered to preserve the significance of the listed building as a designated heritage asset.

5.0 **Recommendation**

- 5.1 To **GRANT** listed building consent 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 porch 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. Thereafter the brickwork shall be implemented in accordance with the approved sample panel.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the grade II listed building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Policy HE1 of the Local Plan.

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. Thereafter the roofs shall be implemented in accordance with the approved details.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the grade II listed building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Policy HE1 of the Local Plan.

4. The extensions hereby approved shall incorporate an 'open' eaves i.e. exposed rafter feet, unless otherwise agreed and approved in writing by the Local Planning Authority.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the grade II listed building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Policy HE1 of the Local Plan.

5. Section details (at a metric scale including 1:1 scale drawing of glazing bar profiles) of all new windows together with 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. Thereafter the new windows shall be implemented in accordance with the approved details.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the grade II listed building under Section 16 of The Planning (Listed Buildings and Conservation Areas) Act 1990 and Policy HE1 of the Local Plan.

6. 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. Thereafter the new internal doors shall be implemented in accordance with the approved details.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the grade II listed building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Policy HE1 of the Local Plan.

7. 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. Thereafter the rainwater goods shall be implemented in accordance with the approved details.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the grade II listed building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Policy HE1 of the Local Plan.

Signed  Anne McDonald	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 1 October 2024	