DELEGATED FILE NOTE

CASE OFFICER: …Sam Dicocco……

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
18/00235/LBC	Single storey rear extension following demolition of existing conservatory and replacement windows.	22 Westholm Letchworth Garden City Hertfordshire SG6 4JB

Submitted Plan Nos
3322-01 3392-04 Rev D 3392-05 Rev D 3322-02 Rev A

1.0 Policies

SECT12	Conserving and enhancing historic enviro
XHE1	Designated Heritage Assets

2.0 **Site History**

2.1 88/01102/1LB - Application for listed building consent for erection of single storey rear extension – Consent 25/07/1988

3.0 **Representations**

3.1 Conservation Officer – No objection

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The site contains a two storey mid terraced dwelling hosting a pitched roof. The dwelling forms part of a group of grade II listed buildings (No.s 1 – 24 Westholm). The list entry reads as follows:

"1906 by B Parker and R Unwin plan designs of 1898/9 published in 1901 by Parker and Unwin in "The Art of Building a House". This, with the Birds Hill development (qv), is the earliest known scheme based on the traditional village green layout, and the prototype of all later development of this type throughout the country. Grouped cottages in 7 one and a half storey in blocks of 2, 4 and 5 houses, varying in design

through judicious use of irregular gables and dormers. The focal point of the composition is the large central gable of Nos 12 and 13. Tiled roofs with brick ridge stacks. Roughcast walls. Transom and mullion windows, some with glazing bars. Recessed, arched doorways. Later alterations and additions. Included as a seminal development concept."

4.1.2 No.22 has been altered over the years with the front door entrance and rear conservatory regarded as being rather unsympathetic alterations/addition.

4.2 **Proposal**

4.2.1 The application seeks listed building consent for the erection of a single storey rear extension hosting a dual-pitch cat-slide or lean-to roof with additional rear gabled elevation; replacement external windows and doors; and internal alterations.

4.3 **Key Issues**

4.3.1 The key issue for consideration within this determination is whether the proposal would cause harm to the significance of the heritage asset. Following consultation and negotiation on site visit, it is considered by the Conservation Officer that the proposed works would preserve the significance of the heritage asset. I concur with the Conservation Officers response.

4.3.2 The proposed extension, whilst relatively deep and incorporating a gabled projection, would make a more positive contribution to the significance of the heritage asset than the existing conservatory. Subject to conditions, it is considered that the proposed replacement windows would not harm the significance of the heritage asset. Furthermore, the proposal to use reclaimed tiles from the repair of the rear roof slope for use as repairs on the front roof slope, and use of plain clay tiles for the rear extension and roof slope repairs would better preserve the significance of the asset. There are no concerns regarding the internal alterations proposed, however, it would be of value to condition the details of the replacement fireplace proposed in the sitting room.

4.4 **Conclusion**

4.4.1 Following negotiation and the receipt of amended drawings, it is considered that the proposed works, subject to conditions, would preserve the significance of the heritage asset. Accordingly, the works accord with Policy HE1 of the 2011-2031 Local Plan Proposed Submission as well as Section 12 of the National Planning Policy Framework.

5.0 **Recommendation**

5.1 That the works be **CONSENTED** 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. A sample of the clay plain tile for the extension roof and to make up for any shortfall in re-roofing the existing property, shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the roof works.

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

4. Notwithstanding the front door details on approved drawing no.05D, further details at a larger metric scale of the door design 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 listed building's special character.

5. Notwithstanding the reference to the proposed replacement windows being 'white aluminium powder coated' in the submitted Design and Access Statement dated 23rd January 2018, all new windows in the principle building together with the three-light window in the extension hereby approved, shall be manufactured in timber with flush casements, no trickle vents and shall incorporate a 16mm double-glazing system unless otherwise agreed and approved in writing by the Local Planning Authority.

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

6. Notwithstanding the reference to the replacement fireplace in the sitting room on approved drawing no.05D, details of the replacement fireplace 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: 4 June 2018	