DELEGATED FILE NOTE

CASE OFFICER: …Kate Poyser……

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
18/01115/LBC	Two storey rear extension and first floor rear extension with four dormer windows and side conservatory extension. Construction of rear balcony. External and internal alterations (Renewal of Listed Building Consent previously approved 15/00121/1LB granted 10.03.2015)	Crown House Ley Green Kings Walden Hitchin Hertfordshire SG4 8LT

Submitted Plan Nos
11040-LP 11040-01 11040-02 C/427/01/1B

1.0 Policies

SECN16	Conserve + enhance historic environment
XHE1	Designated Heritage Assets

2.0 **Site History**

2.1 04/01937/1HH - First floor rear extension with four dormer windows. Rear conservatory (renewal of application number 99/01177/1HH granted 03/02/2000).

2.2 05/00098/1LB - First floor rear extension with four dormer windows. Rear conservatory (renewal of application number 99/01178/1HH granted 23/02/2000).

2.3 12/01119/1HH and 12/01120/1LB - First floor rear extension with four dormer windows.

2.4 Rear conservatory.15/00121/LBC Two storey rear extension and first floor rear ext5nesion with four dormer windows and side conservatory extension . Construction of rear balcony. External and internal alterations. Listed Building Consent granted subject to conditions.

2.5 15/00120/1HH Two storey rear extension and first floor rear extension with four former windows and side conservatory extension. Construction of rear balcony. Planning permission granted.

3.0 **Representations**

3.1 Kings Walden Parish Council – no comments received.

3.2 Conservation Officer – advice not necessary in this case.

3.3 Site Notice – no comments received.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

Crown House is a large grade two listed building at the bottom of Crown Lane. It has large grounds to both sides and the rear and the boundary is well screened by tall trees.

4.2 **Proposal**

4.2.1 This application is for the same work allowed under ref: 15/00121/1LB and 12/01120/1LB before it and has been submitted as the 2015 consent has now expired. The proposal is to build a first floor rear extension including four dormer windows, new replacement windows and a rear conservatory. The extension would increase the depth of the building from the flank wall by 1.0 metre. The height would also be increased by 1.5 metres to incorporate living space for the proposed first floor plan. The proposed conservatory to the south east elevation would be 2.2 metres in depth by 3.7 metres wide, the ridge height of its lean to roof would be 3.4 metres.

4.3 **Key Issues**

4.3.1 The key issues are the same as those considered under the previous application (15/00121/1LB) and I would refer you to that document. The relevant change is that there is now a revised NPPF. However, as far as this particular case is concerned, the listed building considerations are unchanged.

4.4 **Conclusion**

4.4.1 The proposal complies with the provisions of Section 16 of the 1990 Planning (Listed Building and Conservation Areas) Act, supported by the aims of Section 16 of the revised NPPF.

5.0 **Recommendation**

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. Notwithstanding the details shown on the approved plans, no top opening vents shall be used on any of the new or replacement windows.

   Reason: To retain the historic and architectural merits of the listed building.

4. Prior to commencement of the works hereby approved, detailed drawings including sections and glazing bars of all new windows, at no less than 1:20 scale, shall be submitted to and approved in writing by the Local Planning Authority.

   Reason: To ensure the character and appearance of the listed building is preserved.

5. Prior to commencement of the works hereby approved, detailed drawings including sections, showing the detailed appearance of the timber superstructure of the conservatory, shall be submitted to and approved in writing by the Local Planning Authority.

   Reason: To ensure the character and appearance of the listed building is preserved.

Signed Simon Ellis Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 18 September 2018	