DELEGATED FILE NOTE

CASE OFFICER: ...Richard Tiffin.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
18/00249/FPH	Single storey extension and part conversion of existing garage to facilitate conversion into additional accommodation	Pye Corner Pudding Lane Barley Royston Hertfordshire SG8 8JU

Submitted Plan Nos

Location Plan DON/18/01 DON/18/03A

1.0 Policies

LP6 Rural Areas Beyond the Green Belt

SECT12	Conserving and enhancing historic enviro
SECT7	Requiring Good Design
XHE3	Local Heritage
XHE4	Archaeology

1.0 **Site History**

2.1 None.

3.0 **Representations**

3.1 **Barley Parish Council**

3.2 **Local Residents** – None received

3.3 **Archaeology** - No objection subject to condition.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 Application site midway up newly resurfaced Pudding Lane to front of listed property Pye Corner.

4.2 **Proposal**

4.2.1 Proposal seeks permission to extend existing detached garage at either end and convert for ancillary accommodation. Following discussion with conservation officer the scheme has been amended to show less domestic fenestration.

4.3 **Key Issues**

4.3.1 The key issues in this case centre on the degree of impact of the scheme on the setting of the listed building and the street scene. The conservation officer did express some concern about the use of the materials and fenestration. The scheme has been amended to reflect these concerns and I now consider the appearance of the building acceptable save for the specification of a composite board (this because the building is on the boundary with Poplar Cottage and there would be fire protection issues with timber cladding). However, I can see no reason why the public facing elevations can not be wavey edge timber and the west elevation on the boundary can not be rendered or clad in an appropriate alternative for fire protection reasons. A condition is recommended in this regard

4.3.2 The conservation officer has expressed some reservations about the eventual conversion of the entire building to residential as this might have an impact on the appearance of the building such that would be detrimental to the setting of the listed building and street scene. I agree with his concern and have recommended a condition which seeks to maintain the garage doors at the front.

4.4 **Conclusion**

4.4.1 That permission be granted subject to conditions requiring the submission of materials and the permanent installation of garage doors to the front. Standard archaeology condition.

5.0 **Recommendation**

5.1 That planning permission be **GRANTED** subject to the following conditions:

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.Reason: To comply with the provisions of Section 91 of the Town and Country Planning 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. Details and/or samples of materials to be used on all external elevations and the roof of the development hereby permitted shall be submitted to and approved in writing by the Local Planning Authority before the development is commenced and the approved details shall be implemented on site. Reason:To ensure that the development will have an acceptable appearance which does not detract from the appearance and character of the surrounding area.(note: the west elevation may need a material which is fire resistant. All other elevations should be wavey edge timber)

4. The residential annexe hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the dwellinghouse known as Pye CornerReason:To avoid the creation of a new dwelling contrary to the planning policies applicable to the area and to avoid the occupation of two separate dwellings by persons unconnected with each other as this would result in an unsatisfactory relationship and inadequate standard of amenity for both properties.

5. The garage doors specified in the application hereby approved shall be maintained in perpetuity and shall not be replaced with domestic windows or any other fenestration. All other fenestration shown on the approved drawing shall be mainatained in perpetuity and no additional winodws or doors introduced unless otherwise agreed in wrting by the Local Planning Authroity.Reason: To safeguard the setting of the host listed building.

6. A No demolition/development shall take place/commence until an Archaeological Written Scheme of Investigation has been submitted to and approved by the local planning authority in writing. The scheme shall include an assessment of archaeological significance and research questions; and:1. The programme and methodology of site investigation and recording2. The programme for post investigation assessment3. Provision to be made for analysis of the site investigation and recording4. Provision to be made for publication and dissemination of the analysis and records of the site investigation5. Provision to be made for archive deposition of the analysis and records of the site investigation6. Nomination of a competent person or persons/organisation to undertake the works set out within the Archaeological Written Scheme of Investigation.B The demolition/development shall take place/commence in accordance with the programme of archaeological works set out in the Written Scheme of Investigation approved under condition (A)www.hertfordshire.gov.ukC The development shall not be occupied/used until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under condition (A) and the provision made for analysis and publication where appropriate.Reason: To safeguard the archaeological record.

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: 23 April 2018	