DELEGATED FILE NOTE

CASE OFFICER: ...Tom Donovan.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
18/01165/FP	Erection of covered walkway structure	Benslow Music Trust Little Benslow Hills Ibberson Way Hitchin Hertfordshire SG4 9RB

Submitted Plan Nos

30 31 32

1.0 Policies

1.1 **North Hertfordshire District Local Plan No.2 with Alterations**

Policy 8 – Development in Towns

1.2 **National Planning Policy Framework**

Section 7 - Requiring good design
Section 8 – Promoting healthy communities
Section 11 – Conserving and enhancing the natural environment

1.3 **Emerging Local Plan 2011-2031 (Approved by Full Council 11th April 2017)**

Strategic Policies
SP1: Sustainable Development in North Herts
SP2: Settlement Hierarchy
SP9: Design and sustainability

Development Management Policies
D1: Sustainable Design;
D3: Protecting living conditions;

2.0 **Site History**

2.1 None relevant.

3.0 **Representations**

3.1 **Local residents/public notice**
None received.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 Benslow Music School is located on the south side of Benslow Lane and comprises several interlinked buildings of various designs and ages. A large detached building known as 'Fieldfares' is located to the east of the main complex of buildings.

4.2 **Proposal**

4.2.1 Covered walkway to follow line of existing path between the main building and 'Fieldfare'. The walkway would have metal frame and posts with a glazed roof.

4.3 **Key Issues**

4.3.1 The key issues for consideration are as follows:
--The effect on the character and appearance of the area.
--The effect on the living conditions of neighbouring properties.
--The impact that the proposed development would have on the safe operation of

the highway and car parking provision in the area.

4.3.2 Design and appearance
The proposed development would introduce a form of development which would be positioned between the main complex of buildings and the adjacent detached building. It is a little bit unfortunate that the existing hedge and part of the allotment will need to be removed to enable the route but I do not consider that any particular wider harm would result. Moreover, the walkway would in-itself be a fairly minor form of development and would not significantly alter the character of the site or cause any harm to the wider character or appearance of the area.

4.3.3 Impact on neighbouring properties
The proposed development would not cause any harm to the living conditions of any of the neighbouring properties.

4.3.4 Highway safety
The proposal would not cause harm to the safe operation of the highway.

4.4 **Conclusion**

4.4.1 Planning permission should be granted for the proposed development.

4.5 **Alternative options**

4.5.1 None applicable.

5.0 **Recommendation**

5.1 I recommend that planning permission is **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.

Proactive Statement:

Planning permission has been granted for this proposal. Discussion with the applicant to seek an acceptable solution was not necessary in this instance. 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: 4 June 2018	