DELEGATED FILE NOTE

CASE OFFICER: …Kate Poyser……

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
18/00566/LBC	Internal and external alterations to facilitate conversion of barn and immediate adjacent structure (not including car port) to home office together with 4no. replacement windows to main dwelling. (as amended by drawings received 13.8.2018)	Green Farm Law Hall Lane Bendish Hitchin Hertfordshire SG4 8JD

Submitted Plan Nos
001 PL100 PL101C PL102C PL200 PL201 PL202D PL203C PL204A PL300 PL301 PL302

1.0 Policies

SECN16	Conserve + enhance historic environment
XHE1	Designated Heritage Assets

2.0 **Site History**

2.1 07/01934/1HH Planning permission granted for external staircase to carport.

2.2 07/01935/1LB Listed Building Consent granted for internal alterations and insertion of window to facilitate conversion of existing garage to ancillary residential accommodation.

2.3 00/00280/1HH and 00/00281/1LB Permission granted for the car port.

2.3 See file for other site history.

3.0 **Representations**

3.1 Conservation Officer – following negotiations with the applicant and the receipt of amended drawings, has no objections subject to conditions.

3.2 St Pauls Walden Parish Council – has no comments to make.

3.3 Local Residents – no comments received.

4.0 Planning Considerations

4.1 Site and Surroundings

4.1.1 Green Farm occupies a large site in the centre of Bendish. The house, formerly a farm house, is a C16 open hall house and a grade II Listed. The barn is also C16 and was formerly a crosswing of the house until converted into a barn in C17. It is also grade II Listed. The barn, car port and other outbuildings are in an ancillary use to the dwelling house. The car port was erected in 2000. The site lies within Bendish Conservation Area and within the Green Belt.

4.2 Proposal

4.2.1 The proposal is to carry out alterations to the listed barn to enable it to be converted into a home office and to replace 4 windows in the house. Work is proposed, as part of the overall scheme, to the adjacent car port, but this is not included in the listing. The work includes the insertion of roof lights and other fenestration, alterations to the front entrance roof and internal alterations.

4.3 Key Issues

4.3.1 The key issue relates to the effect of the work on the significance of the heritage asset.

4.3.2 The Conservation Officer has been consulted and negotiations have taken place. Please see the comments of the Conservation Officer for the full details. The result of the negotiations has led to the submission of amended drawings. The scheme is now considered acceptable, subject to various conditions relating to details. These are included within the recommendation below.

4.4 Conclusion

4.4.1 Based on the amended scheme, the proposal would not occasion harm to the listed farmhouse or listed barn. Listed Building Consent should, therefore, be granted subject to the following conditions.

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. Full details as to the internal lining and insulation system for the walls and roof of the listed barn and adjacent lower range accommodating the Tea-point/WC/store shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of that part of conversion hereby approved.

   Reason: To safeguard the building's special character.

3. In accordance with the supplementary information prepared by Mill House Window Workshop and supporting this consented scheme, all new windows (4no. in farmhouse and 1no. in barn) shall: i) be manufactured in timber, ii) receive a 4:4:4 double glazing system with 21mm ovolo profile internal glazing bars and chamfered external bars; iii) be glazed using restoration glass; iv) avoid using trickle-vents; and v) be "puttied" in with dry glaze compound and shall also receive flush casements, unless otherwise agreed and approved in writing by the Local Planning Authority.

   Reason: to safeguard the special character of both buildings.

4. The framing to the glazed screens and entrance doors to the porch of the listed barn and to the lower adjacent structure shall be manufactured in timber unless otherwise agreed and approved in writing by the Local Planning Authority. Furthermore, the external finish to all windows, glazed screens and external doors 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 building's special character.

5. Notwithstanding the strap hinges shown on the 'shutter' doors to the central lower section of the front elevation on drawing no.PL 202 D, the strap hinges to this pair of doors should be on the reverse side i.e. visible when the doors are closed, unless otherwise agreed and approved in writing by the Local Planning Authority.

   Reason: To safeguard the building's special character.

6. Details of the precise size and type of roof lights to be installed 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 building's special character.

7. 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 development hereby approved.

   Reason: To safeguard the building's special character.

Signed  Tom Rea Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 20 August 2018	