DELEGATED FILE NOTE

CASE OFFICER: ...Melissa Tyler.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
18/00942/FPH	Replacement gate and fencing with a double access gate.	9 High Street Barkway Royston Hertfordshire SG8 8EA

Submitted Plan Nos

1619; Block Plan

1.0 Policies

SECT12	Conserving and enhancing historic enviro

LP7 Selected Villages Beyond the Green Belt

LP16 Areas of Archaeological Significance

2.0 **Site History**

2.1 18/00512/LBC Pair of timber gats to replace personnel gate and fence. TO BE DETERMINED ALONG SIDE THIS APPLICATION

2.2 See history sheet for further history

3.0 **Representations**

3.1 **Highways Authority** - Notice is given under article 18 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 that the Hertfordshire County Council as Highway Authority does not wish to restrict the grant of permission.

The proposal is for a widened gate to improve access including for the ease of moving recycling and rubbish bins to the kerbside collection point on collection days. The arrangements are considered to be acceptable. However the access should not be used for vehicular access as there is no formalised vehicle crossover / dropped kerb at this location. Furthermore the gates would not be approved for vehicle access as they are not set back the minimum 6m from the highway to enable vehicles to safely draw off and stand clear of the highway whilst the gates are being opened and closed.

3.2 **HCC Historic Advisory Team –** In this instance, we consider that the development is unlikely to have a significant impact on heritage assets of archaeological interest, and we have no comment to make upon the proposal.

3.3 **NH Conservation and Listed Buildings Officer** – It is considered the proposed replacement gates will not harm the building's special character or harm the character or appearance of the Barkway Conservation Area. I, therefore, raise **NO OBJECTION** on the basis that the proposal will satisfy Sections 16 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and as supported by the aims of Section 12 of the NPPF. The proposal will also satisfy the aims of Policy HE1 of the North Hertfordshire Local Plan 2011 - 2031 (Proposed Submission, October 2016).

3.4 **Barkway Parish Council** – No objection

3.5 **Neighbour at No. 11 High Street** – Concerns over when both gates are opened they will block the neighbours window. Request a condition to restrict opening of the southern gate that adjoins No. 11

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The property is a listed building on the east side of Barkway High Street. A set of existing gate are located to the south of the property and adjoin the host property and the neighbouring property No. 11

4.2 **Proposal**

4.2.1 Planning permission is sought for the replacement of the existing pedestrian gate, fence and wooden posts with a set of double gates.

4.3 **Key Issues**

4.3.1 I have noted the concerns raised by the neighbouring property. The replacement double gate will provide improved access to the rear of the host property in order to move refuse bins out to the street for collection without the existing stepped access gate. The access way is not suitable for vehicles due to its width, however, the Highways Authority do not wish to restrict granting of planning permission. The Conservation Officer also has no objection and the proposed replacement gates would not have a negative impact on the listed building.

4.3.2 In my view, as the gate would not be dissimilar to the existing gate and fence and would be set back from the main highway and would not be an excessive height, they are in my view, acceptable in the locality and would have no adverse effect upon the visual amenity of the street scene or neighbouring property.

4.4 **Conclusion**

4.4.1 Overall, I do not consider there to be any grounds to withhold planning permission for proposed double gates, which are acceptable in design, size and materials, and would have no adverse affect upon the street scene or the amenities of the neighbouring properties.

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.

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  Tom Rea Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 8 June 2018	