DELEGATED FILE NOTE

CASE OFFICER: ...Sam Dicocco.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
18/00446/FP	Single storey addition to form new rear entrance porch. Rear extension to outbuilding. External alterations. (as amended by plans and elevations received 11/07/2018)	The Three Horseshoes Willian Road Willian Letchworth Garden City Hertfordshire SG6 2AE

Submitted Plan Nos

3HR.04 3HR.05 Rev A 3HR.06 Rev A 3HR.01 Rev A 3HR.02 3HR.03 3HR.07

1.0 Policies

LP2 Green Belt

LP55	Car Parking Standards
SECT12	Conserving and enhancing historic enviro
SECT7	Requiring Good Design
SECT8	Promoting Healthy Communities
SECT3	Supporting a Prosperous Rural Economy
XCGB4	Existing Rural Buildings
XD1	Sustainable Design
XD3	Protecting Living Conditions
XHE1	Designated Heritage Assets
XT2	Parking

2.0 Site History

2.1 08/01110/1 - Erection of single storey canopy addition to storage area and addition of 1.2m high ballustrading and steps with hand rail to patio area (as amended by plans received on 29 August 2008 and 24 September 2008) – Conditional Permission

3.0 Representations

3.1 Conservation Officer – Part objection; Overcome by revisions received 11/07/2018

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The site lies within the Green Belt as well as a Conservation Area, and contains a Grade II Listed Building. The building as described as follows within its list entry –

"*Later C18, altered. Two storeys and dormers. One window with 2 window modern extension at west end in similar style. Tiled roof with modem gable stacks. Chequered red brick with plain first floor band. Gabled dormer with casements. Segmental arched, 2-light mullioned window with casements. Segmental arched doorway with modern door. Tie bar plates in form of initials I.B"*

4.1.2 Further to the listed building described above, the site contains a two storey outbuilding (which has been attached to the listed building with a flat roof link addition) and a raised rear garden by virtue of the steep topography of the site and sites surroundings. The listed building itself has been extended with a flat roof single storey additions to the rear and sides.

4.2 **Proposal**

4.2.1 The application seeks planning permission for the erection of a single storey extension to the outbuilding; the removal of a front door to be replaced with a window; the erection of a new entrance porch to the side/rear hosting a flat roof, and the removal of a rear window to be replaced with a door.

4.3 **Key Issues**

Historic environment

4.3.1 By reason of the external alterations, for the most part, being upon relatively later additions to the listed building which are of limited significance, no objections are raised to the new doors and windows replacing existing windows and doors subject to conditions. Whilst the proposed porch would cover a small part of the original side elevation of the listed building, it is not considered that the small section of side elevation to be covered contributes greatly to the significance of the heritage asset, and thereby, would not cause harm subject to conditions.

4.3.2 No objections are raised to the rear extension of the existing outbuilding in heritage terms, subject to conditions. The extension would be of reflective design, and not of great scale in relation to the existing outbuilding. It is important that the outbuilding remains subservient and subordinate to the principle listed building, and following review, it is considered that the resultant outbuilding would remain sympathetic to the principle listed building.

Green belt

4.3.3 The planning history search has only revealed one previous moderate proposed addition to the original building. It is considered that the addition to the outbuilding and small porch proposed would fall within proportionate additions to the original building in both objective measurement and subjective comparisons. As such, the proposal is considered an appropriate form of development within the Green Belt.

Character and quality of an area and the way it functions

4.3.4 In line with the above analysis of the proposed developments impact on the significance of the heritage asset, much of the proposal is considered unobjectionable. The porch, outbuilding extension and fenestration alterations, subject to conditions, would be sympathetic to the existing building in regards to its size, scale, appearance and form. As such, it is not considered that the proposed development taken as a whole would harm the contribution of the site to the character and quality of the surrounding area.

Living conditions of adjoining occupiers

4.3.5 The rear extension to the outbuilding in relatively close proximity to an adjoining residential property (No.1 Manor Cottages). It is considered that the limited height of the proposed extension, as well as the distance from the proposed extension to the adjoining property is such that no material harm would result to the living conditions of the occupier of No.1 Manor Cottages, or any further residential premise. The extension may cause some additional loss of light into the front garden of No.1 Manor Cottages in the late evening, however, it is not considered that the proposed enlargement would materially alter the existing relationship between the sites.

Car parking and highways

4.3.5 The proposed development would not increase the functional floor space of the existing building. It would introduce a small porch and a single storey extension to accommodate a further W/C. It is not considered that these additions would result in a discernible change in traffic levels for the surrounding highways, or would result in a material increase in parking requirement.

4.4 **Conclusion**

4.4.1 The proposed development would, subject to conditions, be of good quality design which would preserve the significance of the heritage asset, maintain the character of the sites surroundings, be sympathetic to the host building and retain sufficient parking commensurate to the resultant buildings size and use. Accordingly, the development is found to be compliant with the policy provisions of the development plan.

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. 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: 13 July 2018	