DELEGATED FILE NOTE

CASE OFFICER: …Richard Tiffin……

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
18/00185/LBC	Single storey side extension incorporating new bay window and removal of part of east facing wall and two windows at ground floor to facilitate enlargement of kitchen. Installation of roof light in east elevation. Internal alterations. studio/drawing room and reinstatement of rooflight in East elevation roof slope. Minor alterations to area inside entrance. Internal insulation to studio/drawing room walls, floor and vaulted ceiling.	Spring Wood Spring Road Letchworth Garden City Hertfordshire SG6 3PR

Submitted Plan Nos
Loc Plan; 01a; 02; 03; 04b; 05b; 06

1.0 Policies

2.0 **Site History**

2.1 See associated planning application 18/00184/FPH.

3.0 **Representations**

3.1 **Neighbours** – None

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The application property is an early Garden City listed dwelling in spacious grounds off of Spring Road

4.2 **Proposal**

4.2.1 The application proposes a single storey side extension and internal and minor works (subject of an associated planning application) to enlarge the kitchen.

4.3 **Key Issues**

4.3.1 The key issues in this case centre on the impact of the scheme on the host listed building and have been the subject of discussions with the Council's conservation officer. Following the submission of amended drawings the conservation officer is happy with the scheme subject to conditions (see detailed notes in anite).

4.4 **Conclusion**

4.4.1 That consent be granted subject to conditions.

5.0 **Recommendation**

5.1 That 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. The existing 5-light, single-glazed, leaded-light window and the outer sections of the 3-light, single-glazed, leaded-light window to the existing kitchen, shall be salvaged and reused in the formation of the new bay window unless otherwise agreed and approved in writing by the Local Planning Authority. In the event that a wholly new window is proposed to this bay then a convincing justification for the loss of the original windows together with details of the new window (including ironmongery and type of glazing), shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the installation of the bay window.

   Reason: To safeguard the listed building's special character.

3. Notwithstanding the annotation on drawing no.5b that the roof to the bay window will be 'lead coloured pvc / resin single layer' with 'GRP rolls', the roof shall be covered in lead using wood rolls as set out on amended drawing no.4b unless otherwise agreed and approved in writing by the Local Planning Authority.

   Reason: To safeguard the listed building's special character.

4. As stated on approved drawing no.3, in the event that the garage door is unable to be repaired, the new garage door shall match the existing door unless otherwise agreed and approved in writing by the Local Planning Authority. If, however, the door design is proposed to be changed in either appearance or method of opening these details shall also be submitted to and approved in writing by the Local Planning Authority prior to the commencement of that part of the works herby consented.

Reason: To safeguard the listed building's special character.

5. All new rainwater goods shall be black cast-iron effect as stated on drawing no.5b unless otherwise agreed and approved in writing by the Local Planning Authority.

   Reason: To safeguard the listed building's special character.

6. Details of the drainage run and mechanical extraction for the proposed ensuite to bedroom 1 shall be submitted to and agreed in writing by the Local Planning Authority prior to the commencement of that part of the alterations hereby consented.

   Reason: To safeguard the listed building's special character.

Signed  Tom Rea Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 9 May 2018	