

DELEGATED FILE NOTE

CASE OFFICER: ...Andrew Hunter.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
24/02609/LBC	Internal and external alterations to existing detached outbuilding to facilitate the conversion of outbuilding into art studio.	Holly Tree Cottage High Street Gosmore Hitchin Hertfordshire SG4 7QG

Submitted Plan Nos

S2-00A S2-01 S2-02

1.0 Policies

HE1	Designated heritage assets
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SECN16

Conserve + enhance historic environment

SP13

Historic environment

2.0 **Relevant Site History**

2.1 Non-relevant applications to main dwelling.

3.0 **Representations**

3.1 **Conservation Officer** – No objection.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The site is a two storey detached dwelling with a pitched roof that is Grade II listed, which has a detached outbuilding to its north that is curtilage listed. The site is in central Gosmore, where other dwellings, a pub, and a park, are nearby. The site is in a Conservation Area, and there are other listed buildings near the site.

4.2 **Proposal**

4.2.1 The proposal is for internal and external alterations to the outbuilding to convert it to an art studio, including new rooflights and doors.

4.2.2 The application was accompanied by parallel planning application 24/02608/FPH.

4.3 **Key Issues**

4.3.1 The key material considerations are whether the proposal is acceptable on heritage grounds regarding its impacts on the significance of the listed building as a designated heritage asset. This is set out in Section 16 (2) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

4.3.2 On the basis of the comments from the Conservation Officer, the proposed works are considered sympathetic to and in keeping with the special significance and character of the listed building. Further details of some of the works will be required by condition as recommended by the CO.

4.3.3 It is not considered that the application harms the significance of the designated heritage asset the subject of this application. The impacts of the proposal on the character and appearance of the building and its significance as a designated heritage asset are therefore considered acceptable. The proposal complies with Policies SP13 and HE1 of the Local Plan, and Section 16 of the NPPF.

4.4 **Conclusion**

- 4.4.1 The proposed works are therefore considered to preserve the significance of the listed building as a designated heritage asset.

5.0 **Recommendation**

- 5.1 To **GRANT** listed building consent 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. Details and/or samples of materials to be used for the works hereby granted consent, shall be submitted to and agreed, in writing, by the Local Planning Authority before those works are commenced.

Reason: To safeguard the character and appearance of the listed building to which this consent relates and to comply with Policies SP13 and HE1 of the North Hertfordshire Local Plan 2011 to 2031.

Signed  Sam Dicocco Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 18 February 2025	

