

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
24/02608/FPH	Alterations to existing detached outbuilding to include alterations to fenestration and insertion of front and rear rooflights to facilitate conversion of garage 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

D1 Sustainable design

D2	House exts, replcmnt dwellings outbuild
D3	Protecting living conditions
HE1	Designated heritage assets
SECN12	Achieving well-designed places
SECN16	Conserve + enhance historic environment
SECN9	Promoting sustainable transport
SP13	Historic environment
SP6	Sustainable transport
SP9	Design and Sustainability
T2	Parking

2.0 **Relevant Site History**

2.1 Non-relevant applications to main dwelling.

3.0 **Representations**

3.1 **Parish Council** – No objection.

3.2 **Conservation Officer** (for parallel application 24/02609/LBC) – 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. 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 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 listed building consent application 24/02609/LBC.

4.3 **Key Issues**

- 4.3.1 The key material considerations are design and heritage, neighbour amenity, and parking.

Design and heritage

- 4.3.2 The application site is a dwelling that is a Grade II listed building, which is a designated heritage asset. Section 66 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that where considering whether to grant planning permission for development which affects a listed building or its setting special regard shall be had to the desirability of preserving the building or its setting or any features of special architectural interest which it possesses. The outbuilding the subject of this application is curtilage listed. The proposal therefore needs to be assessed as to whether it would harm its setting and significance.
- 4.3.3 The proposed works, on the basis of the comments from the Conservation Officer, are considered sympathetic to and in keeping with the special significance and character of the listed building. It is not considered that the application harms the setting and 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.
- 4.3.4 No concerns have been raised by the Conservation Officer regarding impacts on the settings and significance of other listed buildings near the site, or to the significance of the Conservation Area the site is within, which are all designated heritage assets. The proposal does not conflict with Section 72 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990.
- 4.3.5 The proposed conversion would result in the building remaining incidental/ancillary to the main dwelling, and is considered would remain as such in design and appearance. The external alterations would be visible from the nearby public highway and park, however the visual impacts would be small and they're not considered harmful to the character and appearance of the locality. The design and impacts on the heritage asset is therefore acceptable. The proposal complies with Policies D1, D2 and HE1 of the Local Plan, and Sections 12 and 16 of the NPPF.

Neighbour amenity

- 4.3.6 The outbuilding is relatively far from the closest dwellings, and will not appear overbearing or cause loss of light and privacy. The proposed use would not be considered to cause harmful amounts of noise. Impacts on amenity are considered acceptable. The proposal complies with Policy D3 of the Local Plan.

Parking

- 4.3.7 The proposed use does not trigger a requirement for increased parking. Two parking spaces will remain in the site, which would comply with minimum parking standards and is acceptable. The proposal complies with Policy T2 of the Local Plan.

4.4 **Conclusion**

- 4.4.1 In the absence of material planning reasons to the contrary it is my view that planning permission is **GRANTED**.

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.

3. The outbuilding shall remain incidental to the main dwelling Holly Tree Cottage, High Street, Gosmore, Herts, SG4 7QG.

Reason: In the interests of amenity. To comply with Policies D1 and D3 of the Local Plan.

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 (paragraph 38) and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015.

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