DELEGATED FILE NOTE

CASE OFFICER: …Mark Simmons……

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
18/01385/LBC	Replacement window and door to rear elevation following removal of existing	16 Lucas Lane Ashwell Baldock Hertfordshire SG7 5LN

Submitted Plan Nos
Location Plan Site Plan Block Plan Existing and proposed elevation 1. Existing Elevation 2. Photo - Rear elevation 3. Photo - Rear elevation 4. Existing Plan 5. Proposed Elevation 6. Photo - Proposed rear elevation

1.0 Policies

SECT12	Conserving and enhancing historic enviro
XHE1	Designated Heritage Assets

2.0 **Site History**

2.1 **17/00347/1GEN** – External alterations to rear elevation and replacement outbuilding.
Email response dated 22/03/2017

3.0 **Representations**

3.1 **Ashwell Parish Council** – No objection.

Press & site notices – No representations received.

4.0 **Planning Considerations**

4.1 Site and Surroundings

4.1.1 Alder Cottage (16 Lucas Lane) is grade II listed and located within the Ashwell Conservation Area. The building is described as:

House. Mid C19. Timber frame. Plastered walls. Low pitched slate roof. 2 storeys. The front has 3 6/6-pane sash windows to each floor. 6-panel door on left in panelled reveal. The door and windows have unusual Egyptian style architraves. Each architrave is treated as a thin panel with star, cross, lyre and other patterns on the angle paterae, and with scroll-shaped acroteria. Between the right 2 1st floor windows is a plaster panel with relief figure of horse. Included for group value.

4.2 **Proposal**

4.2.1 See description above.

4.3 **Key Issues**

4.3.1 The key issues are to assess the impact of the proposal upon the building's special character and upon the character and appearance of the Ashwell Conservation Area.

4.3.2 It is stated in the supporting Design and Access Statement that the rear addition to which the works relate, was built in the late 1970's/early 1980's prior to the building being added to the Statutory List in November 1984. The existing rear addition including its fenestration has no special interest and no objection is raised to the principle.

4.3.3 The proposed door would be a part-glazed, white-painted timber door whilst the proposed replacement window would be a 6-over-6 white-painted timber, single-glazed sash window installed within an 'Oxford Blue' surround frame. It is considered that the window joinery should match as closely as possible that of the other ground floor 6-over-6 sash window on the same rear elevation.

4.4 **Conclusion**

4.4.1 It is considered that the proposed alterations will not occasion harm to the listed building or to the character or appearance of the Ashwell Conservation Area, thereby, satisfying the provisions of Sections 16 & 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, the aims of Section 12 of the NPPF and Policy HE1 of the North Hertfordshire Local Plan 2011 – 2031 (Proposed Submission, October 2016) and is considered **UNOBJECTIONABLE.**

5.0 **<u>Recommendation</u>**

5.1 That listed building 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 joinery for the new window shall match as closely as possible that of the other ground floor 6-over-6 vertically sliding sash window on the same elevation unless otherwise agreed and approved in writing by the Local Planning Authority.

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

Signed  Simon Ellis Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 13 July 2018	