DELEGATED FILE NOTE

CASE OFFICER: ...Tom Rea.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
18/00125/FPH	Two storey and single storey side extension following demolition of existing single storey side and rear extensions. Replacement double garage.	Folly House Folly Lane St Ippolyts Hitchin Hertfordshire SG4 7NU

Submitted Plan Nos

22901A 01 22901A 02 22901A 06 22901A 07 22901A 08

1.0 Policies

2.0 **Site History**

2.1 See history sheet particularly 16/00097/1HH & 16/00098/1LB

16/02552/1NMA – Relocation and addition of rooflights on replacement outbuilding (as a non-material amendment if planning permission ref: 16/00097/1HH

3.0 **Representations**

3.1 NHDC Conservation officer :

Comments as follows:

I have previously commented on a number of schemes relating to this property and in 2016 I responded to a scheme submitted under refs: 16/00097/1HH & 16/00098/1LB raising no objection and offering conditions. The current scheme is a variation on the previous consented scheme but sufficiently different to justify fresh applications. Please note that I have re-indexed plans, Material Schedule and House Design & Heritage Statement in Anite (not in Uniform). There should be 5no. plans: 22901A 01 Rev P1 Location Plan; 22901A 02 Rev 2 Block Plan; 22901A 06 Rev P4 Proposed Plans; 22901A 07 Rev P7 Proposed Elevations and 22901A 08 Rev P1 Garage Plans and Elevations.

As stated at page 6 of the 'House Design and Heritage Statement Rev D' submitted with this application*: **"….This application proposes the omission of the approved underground passageway between the house and the outbuilding. It is also proposed to construct a new fireplace and chimney in the approved rear extension, to relocate the Kitchen and alter internal and external doors. We have not looked to revise the approved proposal but to make minor alterations to better suit the client's requirements…."***

Although 'No' has been highlighted on Section 6 of the application form, there was some pre-application discussion on site between myself, the applicant and their architect on 12 January 2018 at which sample materials were also considered and a general agreement reached.

Two matters of detail, in particular, were discussed and which have been incorporated into the latest scheme, these being:

- If the chimney stack on the extension is to be repositioned off the north elevation and onto the south elevation to ensure that this is a more robust feature and with the potential of a glimpse view through to this stack from the road, it was suggested that this be increased in height and width. There was also a discussion as to whether the stack should project out from the south wall and whilst I would have supported such a suggestion this does not form part of the proposal.

- Secondly, there was discussion with regard to using facing brick for the two-storey west facing gable for two reasons: a.) to following the facing brickwork on all three other

sides of the extension and b.) to ensure this gable does not compete with the rendered north gable of the host building. I am satisfied that this detail will not harm the listed building.

A Material Schedule is submitted with this application and I have previously viewed actual samples on site when meeting the applicant/architect pre-submission on 12 January 2018.

No objection is raised to the double garage.

Suggested conditions

1.) Standard time condition.

2.) The extensions hereby approved shall be implemented using the brick type, bond and mortar mix, roof tiles (including specified mix) and rainwater goods as set out in the submitted Material Schedule dated 04/12/2017 unless otherwise agreed and approved in writing by the Local Planning Authority.

Reason: To safeguard the special character of the listed building.

3.) The brick eaves detail to the north and south elevations of the two-storey extension to the house shall match the eaves detail on the west elevation of the earlier part of the listed building unless otherwise agreed and approved in writing by the Local Planning Authority.

Reason: To safeguard the special character of the listed building.

4.) The roof to the garage shall be covered with the same type of tiles and mix as that set out in the Material Schedule for the extension in Condition 2 above, unless otherwise agreed and approved in writing by the Local Planning Authority.

Reason: To safeguard the setting of the listed building.

5.) A sample of the weatherboarding together with its external finish shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of that part of the development hereby approved.

Reason: To safeguard the setting of the listed building.

Recommendation
It is considered that the proposal will not harm the building's special character, its setting or harm the character or appearance of the St Ippolyts Conservation Area. I, therefore, raise **NO OBJECTION** on the basis that the proposal will satisfy Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and as supported by the aims of Section 12 of the NPPF. The proposal will satisfy the aims of paragraph 131 of the NPPF and Policy HE1 of the North Hertfordshire Local Plan 2011 - 2031 (Proposed Submission, October 2016).

Adjoining occupiers: Letter received from the occupier of Greenfield, Folly Lane advising that they are in correspondence with the occupiers of Folly House concerning building works regarding the replacement outbuilding and their own shed.

St. Ippolyts Parish Council: No response received

4.0 Planning Considerations

4.1 Site and Surroundings

4.1.1 Folly House is a detached dwelling located in St Ippolyts. Located within the St Ippolyts Conservation Area and a listed building (named as Park View, the previous name of the property)

House. C17, C18 brick front, mid C19 parallel rear wing, C20 lower extension to each end. Timber frame roughcast; front in plum brick chequered with black headers, with lighter red brick dressings and flat gauged arches. Steep old red tile roof. Red brick rear wing. A 2-storeys, 2-cells house, set back from lane, facing W. Main part has internal gable S chimney, brick eaves band, and 2 windows to each floor. Flush box sash windows with 4/4 panes. Recorded as formerly having central 6-panel door. Entrance now into extension to N. 2-storeys narrow parallel rear wing.

Towards the rear boundary of the site is a detached barn.

The property is currently located within the Green Belt however the emerging local plan proposes to inset St. Ippolyts from the Green Belt and creates a Category A settlement within which Folly House would be located.

4.2 Proposal

4.2.1 Two storey and single storey side extension following demolition of existing single storey side and rear extension. Replacement double garage.

4.3 Key Issues

4.3.1 The proposals are very similar to those approved under the extant consent. The provision of the additional chimney makes no material difference to the proposals in planning terms. The provision of the pitched roof garage and car port in replacement of the unattractive current flat roofed garage would be a significant visual improvement and improve the setting of the listed building. The other external changes such as doors and extent of brickwork are minor alterations that do not raise any significant planning issues in my opinion. In terms of neighbours there would be no direct overlooking and the impact of the additional height of the garage on the occupiers of The Old Bakehouse is acceptable given its location beyond the landscaped rear garden of that property.

There would be no additional impact on the openness of the Green Belt or any harm to the setting and character of the conservation area arising from these proposals.

4.4 Conclusion

4.4.1 Overall there are no significant planning or conservation issues raised with this revised proposal.

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 extensions hereby approved shall be implemented using the brick type, bond and mortar mix, roof tiles (including specified mix) and rainwater goods as set out in the submitted Material Schedule dated 04/12/2017 unless otherwise agreed and approved in writing by the Local Planning Authority.

   Reason: To safeguard the special character of the listed building.

4. The brick eaves detail to the north and south elevations of the two-storey extension to the house shall match the eaves detail on the west elevation of the earlier part of the listed building unless otherwise agreed and approved in writing by the Local Planning Authority.

   Reason: To safeguard the special character of the listed building.

5. The roof to the garage shall be covered with the same type of tiles and mix as that set out in the Material Schedule for the extension in Condition 2 above, unless otherwise agreed and approved in writing by the Local Planning Authority.

   Reason: To safeguard the setting of the listed building.

6. A sample of the weatherboarding together with its external finish shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of that part of the development hereby approved.

   Reason: To safeguard the setting of the listed building.

7. No development shall take place/commence until an Archaeological Written Scheme of Investigation has been submitted to and approved by the Local Planning Authority in writing. The scheme shall include an assessment of archaeological significance and research questions and:

   1. The programme and methodology of site investigation and recording

2. The programme and methodology of site investigation and recording as suggested by the archaeological evaluation
3. The programme for post investigation assessment
4. Provision to be made for analysis of the site investigation and recording
5. Provision to be made for publication and dissemination of the analysis and records of the site investigation
6. Provision to be made for archive deposition of the analysis and records of the site investigation
7. Nomination of a competent person or persons/organisation to undertake the works set out within the Archaeological Written Scheme of Investigation.

Reason; To protect any archeological finds on site.

8. The development shall take place/commence in accordance with the programme of archaeological works set out in the approved Written Scheme of Investigation.

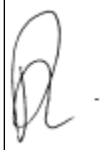
Reason; To protect any archeological finds on site.

9. The development shall not be occupied/used until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation and the provision made for analysis and publication where appropriate.

Reason; To protect any archeological finds on site.

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 (paragraphs 186 and 187) and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015.

Signed  Richard Tiffin Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 22 March 2018	