DESIGN, ACCESS AND HERITAGE STATEMENT

Householder and Listed Building Application

First Floor Rear Extension with Four Dormer Windows and Rear Conservatory

Renewal of Applications 12/01119/1HH and 12/01120/1LB

Site at:
Crown House
Ley Green
Kings Walden
Hitchin
Herts
SG4 8LT

For:
Mrs K Cook

Statement prepared by
Gaenor Parry BA (Hons) Dip TP MRTPI
Director of
Barker Parry Town Planning Ltd
33 Bancroft, Hitchin,
Herts SG5 1LA

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Barker Parry Town Planning Ltd
33 Bancroft, Hitchin, Herts SG5 1LA
Tel: 01462 420 224
Fax: 01462 420 171
Email: office@barkerparry.co.uk

1.0 **INTRODUCTION**

1.1 The application building, Crown House, has been the subject in 1999, 2005 and most recently 2012, for the extension and alterations to the building, for which planning and listed building consent has been granted. None of these permissions/consents has been implemented to date.

1.2 This proposal is for the renewal of extant planning and listed building consent, most recently granted in 2012 (Refs: 12/01119/1HH and 12/01120/1LB). The detail of the proposed extensions remains the same as those granted planning and listed building consent on each of the earlier applications.

1.3 The application is accompanied by copies of the approved plans, refs: 11040-LP-Location Plan; 11040-01-Existing Plans and Elevations, 11040-02 Proposed Plans and Alterations and C-427-01-LB Windows Details Drawing – John Glanfield and Partners.

2.0 HERITAGE STATEMENT AND PROPOSAL

2.1 Crown House is a Grade II Listed Building, dating from the late 17th century or early 18th century. Formerly a Public House, it is now a residential dwelling set in extensive grounds. The building is Grade II and the List Description states:

"Public house, now a private house. Late C17 or early C18, W end extension and NW wing late C20. Timber frame exposed on 1st floor front, with painted brick infill. Ground floor of painted brick in Flemish-bond. E gabled crosswing has timbered S gable triangle, roughcast 1st floor, and painted brick ground floor. C18 red brick flank wall on E Dark weatherboarding to W end gable and painted brick rear. Steep old red tile roofs. A tall 2-storeys house beside road facing S, with E crosswing extending to rear and lean-to rear outshut. Central entrance in porch in front of large internal chimney. One flush casement window to each side on both floors. 2 casement windows to ground floor of E wing but a single 2-lights casement to 1st floor and a large chimney projecting from its E side. Framing shows thin studs, long straight tension braces to each long bay flanking the door. Bay to RH has a higher crossrail as if this part originally had a different floor level. Narrow central chimney-and-entrance bay".



2.2 It is the north west late 20th century extension referred to in the List Description (above) that is proposed to be altered, by the raising of the roof to provide first floor accommodation, linked into the main two storey front of the house at a point to the right of the staircase. The design incorporates a small pitched roof dormer on the eastern roof slope and three similar dormers and a small conservation roof light on the eastern (courtyard) elevation. A feature oriel window is shown in the northern elevation.

2.3 The conservatory takes access off the existing dining room and takes the form of a simple glazed lean-to. All the materials to be used will match those on the existing building as will the fenestration. As stated above, the details of the applications has not been altered and are exactly the same as those granted in 2012.

3.0 **PLANNING POLICY**

National Planning Policy Framework (NPPF)

3.1 Planning Policy, relevant to the determination of this application, is contained in the NPPF, which was in force at the time of the current 2012 application. Relevant sections of the NPPF are set out under the heading 'Achieving Sustainable Development'. One of the three dimensions of sustainable development is an 'environmental role' contributing to protecting, inter alia, the 'historic environment'. Section 12 is concerned with 'Conserving and Enhancing the Historic Environment'. Paragraph 129 states that LPA's should consider *"the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset is conservation and any aspect of the proposal".*

3.2 The application site is also located within the Green Belt

3.3 Section 9 of the NPPF affirms the importance attached to Green Belts. Paragraph 89 sets out exceptions to the general presumption against development in the Green Belt. One of the exceptions, at bullet point three, includes the *"extension or alteration of a building…."*. The Council's interpretation of this policy has not altered in the intervening period between the grant of the earlier planning permission, ref: 12/01119/1HH dated 16 July 2012. There is no reason, therefore, why the current planning application should not be granted.

3.4 Equally, Section 12 'Conserving and Enhancing the Historic Environment' of the NPPF, would have guided the judgement of the Planning and Conservation Officer at the time of the grant of the earlier Listed Building consent. The policy situation and the detail of the proposed applications has remained unaltered since that time.

3.5 As with the planning application, there is no reason why the current Listed Building consent should not be granted.

4.0 **CONCLUSIONS**

4.1 In the light of the foregoing and the lack of any change in planning policy at either a national or local level, there is no good reason to do other than renew the attached application.

4.2 As there has been no material change in circumstances since the last applications and the proposal is the same in all respects as previously approved, it is considered that both planning permission and listed building consent should be granted.