DELEGATED FILE NOTE

CASE OFFICER: ...Ben Glover.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
18/00495/FP	Erection of lean-to structures to North and South elevations of Barn 4 to provide a licensed structure for the performance of marriage ceremonies.	Redcoats Farmhouse Hotel Stevenage Road Redcoats Green Little Wymondley Hitchin Hertfordshire SG4 7JR

Submitted Plan Nos

02A 01A PL20B PL21 PL22A PL23A

1.0 Policies

1.1 **North Hertfordshire District Local Plan No.2 with Alterations**

Policy 2 – Green Belt
Policy 25 – Re-use of Rural Buildings
Policy 55 – Car Parking Standards

1.2 **National Planning Policy Framework**

Section 3. Supporting a prosperous rural economy
Section 9: Protecting Green Belt land
Section 12: Conserving and enhancing the historic environment

1.3 **North Hertfordshire Draft Local Plan 2011-2031 - (Approved by Full Council April 2017)**

Policy SP5: Countryside and Green Belt
Policy CGB4: Existing rural buildings
Policy T2: Parking
Policy NE1: Landscape
Policy HE1: Designated heritage assets

1.4 **Supplementary Planning Document**

Vehicle Parking at New Development SPD (2011)

2.0 **Recent Site History**

2.1 18/00496/LBC – Concurrent Listed Building application – To be determined.

2.2 17/00466/1LB - Internal and external alterations and repairs to facilitate conversion of Barns 1, 2, 3 and 4 to Class C1 use (wedding/conference venue and hotel bedrooms) in association with Redcoats Hotel. Single storey extension to Barn 1, single storey link extension between Barns 2 & 3 and extension to Barn 3. Buttress walls to Barn 4 – Granted Conditional Consent on 26/05/2017.

2.3 17/00465/1 - Conversion of Barns 1, 2, 3 and 4 to Class C1 use (wedding/conference venue and hotel bedrooms) in association with Redcoats Hotel. Single storey extension to Barn 1, single storey link extension between Barns 2 & 3 and extension to Barn 3. Buttress walls to Barn 4. Additional car parking spaces and associated landscaping – Granted Conditional Permission on 26/05/2018.

3.0 **Representations**

3.1 **Site Notice:**

Start Date: 09/04/2018 Expiry Date: 30/04/2018

3.2 **Press Notice:**

Start Date: 29/03/2018 Expiry Date: 19/04/2018

3.3 **Neighbouring Notifications:**

The owners/occupiers of Redcoats Green Farm, Stevenage Road were notified on 22/03/2018.

3.4 **Parish Council / Statutory Consultees:**

Wymondley Parish Council – No objection
NHDC Conservation Officer – No objection subject to conditions.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 Redcoats Farmhouse Hotel is situated on Stevenage Road south of Little Wymondley and east of St Ippolyts. The application site is a granary sited on the south east side of the site and is a Grade II Listed Building and is described as follows in the list entry:

"*Granary. Early C18, C19 alterations and lean-to extensions at N and S. Timber frame with dark elm weatherboarding raised on high 18 inch thick C18 red brick sidewalls. Pyramidal old red tile roof. C19 red brick front infill with doorway to space below granary and timber-framed weatherboarded lean-to extensions with old red tile roof to one side, corrugated iron to other. A small square elevated granary with entrance on W by central boarded door with cathole and signs of former outside stair.*"

4.2 **Proposal**

4.2.1 Permission is sought for the erection of a lean-to structure to Barn 4 in order to provide a licenced structure for the performance of marriage ceremonies. The lean-to would measure approximately 3.1m in depth, 5.1m wide and 4.2m in height with 2.1m to the eaves.

4.3 **Key Issues**

4.3.1 The key planning considerations relate to:
- the principle of the development in the Green Belt;
- whether the work would be in keeping with the special character of the listed buildings;
- highway and parking matters;

Principle of the development in the Green Belt:

4.3.2 Chapter 9 of the National Planning Policy Framework (NPPF) notes that great importance should be attached to the Green Belt and that the main aim of Green Belt policy is to keep land permanently open. Paragraph 87 states that inappropriate development should not be approved. Paragraph 89 goes on to states that "*a local planning authority should regard the construction of new building as inappropriate in Green Belt. Exceptions to this are: the extension or alteration of a building provided it does not result in disproportionate additions over and beyond the size of the original building*"

4.3.3 Policy 2 of the District Local Plan takes the view that *"Except for proposals within settlements which accord with Policy 3, or in very special circumstances, planning permission will only be granted for new buildings, extensions, and changes of use of buildings and of land which are appropriate in the Green Belt, and which would not result in significant visual impact."*

4.3.4 The proposed development would bring about benefits to business within a rural area through the proposed use as a wedding venue. The proposal is therefore supported in principle by Paragraph 28 of the NPPF. Furthermore, the proposal would be an extension to a building being brought back into use, also supported by the NPPF.

4.3.5 The proposed development would not result in a disproportionate addition to the existing building. In consideration of both national and local planning policy, the proposed development would, on balance, not result in any unacceptable significant impact upon the openness of the Green Belt.

Design and Appearance:

4.3.6 The objectives of the NPPF include those seeking to secure high quality design and a good standard of amenity (Section 7 - Requiring good design). The proposed development would be sited to the rear of the application site and out of view of public highway viewpoints.

4.3.7 Furthermore, the development would be an appropriate addition to the Grade II Listed Building given its appropriate design and use of materials. Additionally, the development would not result in a disproportionate addition to the existing Granary given the limited scale and appropriate siting of the proposed structure.

4.3.8 Given the above, it is considered that the proposed development would not result in an unacceptable impact upon the character and appearance of the Grade II Listed Building and would therefore be compliant with both Local and National Planning Policy.

Highways and Parking:

4.3.9 The proposed development would not result in the increased need for car parking. Therefore no car parking issues would arise from the proposed development.

4.4 **Conclusion**

4.4.1 The proposed development is considered acceptable and are considered to comply with the necessary provisions of both the existing and emerging Local Plan policies and the National Planning Policy Framework. Grant conditional permission.

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 tiles proposed for the lean-to roof shall be handmade clay peg tiles unless otherwise agreed and approved in writing by the Local Planning Authority. Reason: To safeguard the granary's special character and the setting of nearby listed buildings.

Proactive Statement:

Planning permission has been granted for this proposal. The Council acted proactively through positive engagement with the applicant during the determination process which led to improvements to the scheme. 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  Simon Ellis Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 2 May 2018	