DELEGATED FILE NOTE

CASE OFFICER: ...Jo Cousins.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
18/00395/FPH	Erection of outbuilding to accommodate two stables, tack room and hay store	Beeches Barn Newsells Village Road Barkway Royston Hertfordshire SG8 8DE

Submitted Plan Nos

Location plan Proposed floor plan/east elevation Proposed south/west/north elevations

1.0 Policies

LP6 Rural Areas Beyond the Green Belt

LP30	Replace or Extension Dwellings Countrysi
SECT11	Conserving and enhancing natural environ
SECT12	Conserving and enhancing historic enviro
XCGB1	Rural Areas Beyond the Green Belt
XD2	Hse Extns,Replacement Dwells,Outbuilding

2.0 **Site History**

2.1 None relevant.

3.0 Representations

3.1 **Barkway Parish Council** - No objection

3.2 **Local Residents** - None received.

4.0 Planning Considerations

4.1 **Site & Surroundings**

4.1.1 The application site comprises part of the grounds of Beeches Barn a grade ll listed building located within the hamlet of Newsells off the main Royston to Barkway road..

4.2 **Proposal**

4.2.1 The proposal seeks permission for a modest two horse stable building, tack and hay store. The structure would be single storey specified in weatherboard painted black and black Onduline roofing. The structure would be 'L' shaped and measures 12.6m on its longest side and 7.2m deep by 3.6m wide (with a 1.2m overhang) and a height of 2.8m.
The stable building is shown adjacent to the western boundary within a small paddock hived off from the main grounds. It is screened from public views by road side vegetation and trees within the site. The application shows the removal of one tree and remedial pruning works to a second tree.

4.3 **Key Issues**

4.3.1 The key issues in this case centre on the principle of allowing relatively small scale equestrian facilities in the rural area and their impact in terms of the character of the area and on setting of the nearby listed building albeit the proposal is at some distance from the dwelling.

4.3.2 Both the 'saved' local plan and the emerging Submission Plan contain rural restraint policies the thrust of which is the protection of the countryside for its own sake. This approach is consistent with the NPPF. This said, these policies recognise that the countryside is a living landscape and they are consequently supportive of development which underpins the appropriate use of the landscape. Small scale equestrian development falls into to this category in my view. The proposed building is small scale and would facilitate the keeping of animals close to the owner's property and associated grazing land. It would not need new access arrangements and would be of an appropriate design and materials for the locality.

4.3.3 Turning now to the design of the building and its impact on the nearby listed building, the NPPF guides decision makers based on the significance of a proposals harm on the historic asset. The lesser test is set out at paragraph 134 of the Framework:

Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.

The proposed stable building is within the curtilage of Beeches Barn and is close enough to be read as being associated with that building but at a distance where it would not impact on the setting of the building. Given its design and appearance, I am of the view that it would occasion little or no harm to the setting of the historic asset. In weighing this impact in the planning balance I would suggest the benefits of the building, in facilitating the continued grazing of the paddock while keeping the buildings together and not in open countryside, outweigh any harm to the setting of Beeches Barn. I consider that the materials proposed on the roof of the structure and the colour of the weatherboarding will have a rural appearance suitable for this location and therefore do not need to be controlled by an appropriate condition in this instance.

4.4 **Conclusion**

4.4.1 That the development would occasion no harm to the setting of designate assets, the amenity of any nearby residential property or the rural amenity of the area and that in the absence of any material or sustainable grounds for objection that permission be 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.

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  Simon Ellis Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 2 May 2018	