DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
18/00194/FP	Change of use, extension and alterations of stable building to provide one 3-bed dwelling	Barn Adjacent To Brookend Farm House Stevenage Road St Ippolyts Hertfordshire

Submitted Plan Nos

PL04 PL03 PL02 PL01

1.0 Policies

LP2 Green Belt

LP14	Nature Conservation
LP16	Areas of Archaeological Significance
LP25	Re-use of Rural Buildings
LP57	Residential Guidelines and Standards
SECT1	Building a Strong, Competitive Economy
SECT7	Requiring Good Design
SECT9	Promoting Green Belt Land
SECT10	Meeting climate change, flooding,coastal
SECT11	Conserving and enhancing natural environ
SECT12	Conserving and enhancing historic enviro

2.0 Site History

2.1 15/00915/1: Change of use, extension and alterations of stable building to provide a single dwelling. Conditional permission 2/10/15.

2.2 Various discharge of condition applications relating to 15/000915/1.

3.0 Representations

3.1 **St. Ippolyts Parish Council:** 'No objection'

3.2 **NHDC Conservation officer:** No reply

3.3 **Site Notice/ Adjoining occupiers:**
Letters of support received from the occupiers of Brookend Farmhouse and Long Barn.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

The application site comprises a large stable building accessed from Ashbrook Lane to the east. A corrugated barn has recently been demolished. The site is wholly within the Green Belt and is partly within the St Ippolyts Conservation Area (boundary straddles the building and southern part of the site). There are numerous mature trees on the site and along the boundary with Brookend Farmhouse. The site is located within short walking distance to St Ippolyts village amenities.

The neighbouring properties include Long Barn to the south, which is a grade II listed converted barn and Brookend Farmhouse located adjacent the site and Long Barn, to the south west and is also a grade II listed building. Both these properties are accessed from Stevenage Road. The stables building sits on elevated land by some 2 metres in relation to these neighbouring properties.

4.2 **Proposal**

4.2.1 Demolition of existing barn and construction of 3 bedroom dwelling and ancillary parking area, landscaping and garden

4.3 **Key Issues**

4.3.1 The principle of a dwelling on this site has been established by the previous grant of planning permission in October 2015 (15/00915/1). This permission is still extant. The proposal seeks to improve the relationship of the new dwelling with the listed buildings to the south by moving the footprint of the new dwelling 9.5m further to the north. The new dwelling would have the same ridge height as that approved as indicated on the submitted drawing (PL01). The dwelling would also slightly less footprint overall. A new feature of the development is the provision of basement accommodation and a sunken patio area. Materials would include slate tiles for the roof, timber cladding and facing brickwork. Windows are to be timber framed.

It is considered that the development would still be considered appropriate development in the Green Belt as it involves the part re-use of an existing stable and the demolition of an existing barn.

Externally very little would change with this revised design from the originally proposed scheme . The main advantage would be the improvement to the living conditions of the occupiers of the dwellings to the south, particularly the occupiers of Long Barn as the new dwelling, which is to be retained at its original height, would be less overbearing due to the relocation of the footprint to the north.

The provision of the basement level would have very little if any impact on the surrounding landscape or openness of the Green Belt. The dwelling is being inserted into a natural embankment and the basement area and patio would be largely hidden by a retaining wall. There are no public views into the immediate garden area of the dwelling.

Some of the conditions attached to the original consent are not considered relevant given the changes to the scheme however it is still considered necessary to withdraw permitted development rights, impose archaeological and land contamination conditions, a detailed windows condition and that landscaping is carried out in accordance with the approved plans. External materials (timber cladding, brickwork and slate roofing are clearly stated on the application forms).

4.4 **Conclusion**

4.4.1 The proposal is acceptable in planning and highway terms terms.

5.0 **Recommendation**

5.1 That planning permission be **GRANTED** subject to the following conditions

1. The development hereby permitted shall be completed before the expiration of 3 years from the date of this decision notice.

   Reason: As required by the Town and Country Planning (General Permitted Development) Order 2015, Schedule 2, Part 3, Class Q.2.-(3)

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. Details and/or samples of materials to be used on all external elevations and the roof of the development hereby permitted shall be submitted to and approved in writing by the Local Planning Authority before the development is commenced and the approved details shall be implemented on site.

   Reason:To ensure that the development will have an acceptable appearance which does not detract from the appearance and character of the surrounding area.

4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015, no development as set out in Classes A to H inclusive of Part 1 of Schedule 2 to the Order, (or any subsequent Statutory Instrument which revokes, amends and/or replaces those provisions), shall be carried out without first obtaining a specific planning permission from the Local Planning Authority.

   Reason: Given the nature of this development, the Local Planning Authority considers that development which would normally be "permitted development" should be

retained within planning control in the interests of the character and amenities of the area.

5. Notwithstanding the provisions of Class A within Part 1 of Schedule 2 to the Town and Country Planning (General Permitted Development) Order 2015 as amended, no windows (other than those shown on the approved plan), shall be inserted on any elevation of the development hereby permitted, without the specific grant of planning permission by the Local Planning Authority.

   Reason: To safeguard the privacy of the occupiers of the adjacent dwellings.

6. The development shall be carried out in full accordance with the landscaping plan (drawing no. PL03) dated December 2017 2015, unless otherwise agreed in writing by the Local Planning Authority.

   Reason: To ensure the development safeguards retained trees of the site.

7. None of the trees to be retained on the application site shall be felled, lopped, topped, uprooted, removed or otherwise destroyed or killed, without the prior written agreement of the Local Planning Authority.

   Reason: To safeguard and enhance the appearance of the completed development and the visual amenity of the locality.

8. All new windows and doors shall be constructed in timber and metric scale section drawings of the window joinery (including glazing bar profiles at 1:1 scale and indicating method of opening), 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. In addition, the windows shall be externally painted 'dull green' with the precise colour to 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 nearby listed buildings and the character & appearance of the St Ippolyts Conservation Area.

9. (a) No development approved by this permission shall be commenced prior to the submission to, and agreement of the Local Planning
   Authority of a written preliminary environmental risk assessment (Phase I) report containing a Conceptual Site Model that indicates
   sources, pathways and receptors. It should identify the current and past land uses of this site (and adjacent sites) with view to determining
   the presence of contamination likely to be harmful to human health and the built and natural environment.

   (b) If the Local Planning Authority is of the opinion that the report which discharges condition (a), above, indicates a reasonable likelihood of harmful contamination then no development approved by this permission shall be commenced until a Site Investigation (Phase II
   environmental risk assessment) report has been submitted to and approved by the Local Planning Authority which includes:
   (i) A full identification of the location and concentration of all pollutants on this site and the presence of relevant
   receptors, and;
   (ii) The results from the application of an appropriate risk assessment methodology

(c) No development approved by this permission (other than that necessary for the discharge of this condition) shall be commenced until a Remediation Method Statement report; if required as a result of (b), above; has been submitted to and approved by the Local Planning Authority.

(d) This site shall not be occupied, or brought into use, until: (i) All works which form part of the Remediation Method
Statement report pursuant to the discharge of condition (c) above have been fully completed and if required a formal agreement is submitted that commits to ongoing monitoring and/or maintenance of the remediation scheme.
(ii) A Remediation Verification Report confirming that the site is suitable for use has been submitted to, and agreed
by, the Local Planning Authority.

(e) Any contamination, other than that reported by virtue of condition (a) and (b), encountered during the development of this site shall be brought to the attention of the Local Planning Authority as soon as practically possible; a scheme to render this contamination harmless shall be submitted to and agreed by, the Local Planning Authority and subsequently fully implemented prior to the occupation of this site.

Reason: To ensure that any contamination affecting the site is dealt with in a manner that safeguards human health, the built and natural environment and controlled waters.

10. The access shall be constructed in a hard surfacing material for the first 5 metres from the edge of the carriageway.

Reason: To prevent erosion of the edge of the carriageway and to prevent loose material from passing onto the public highway which may be detrimental to highway safety.

11. Part A
No demolition/development shall take place/commence until a Written Scheme of Investigation has been submitted to and approved
by the local planning authority in writing. The scheme shall include an assessment of significance and research questions; and:
1. The programme and methodology of site investigation and recording
2. The programme for post investigation assessment
3. Provision to be made for analysis of the site investigation and recording
4. Provision to be made for publication and dissemination of
the analysis and records of the site investigation
5. Provision to be made for archive deposition of the analysis
and records of the site investigation
6. Nomination of a competent person or persons/organisation
to undertake the works set out within the Written Scheme of
Investigation.

Part B
i) Demolition/development shall take place in accordance with the Written Scheme of Investigation approved under condition (A).
ii) The development shall not be occupied until the site investigation and post investigation assessment has been completed in
accordance with the programme set out in the Written Scheme of Investigation approved under condition (A) and the provision made

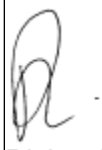
for analysis, publication and dissemination of results and archive deposition has been secured.

Proactive Statement:

Planning permission has been granted for this proposal. The Council acted proactively through early engagement with the applicant at the pre-application stage 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.

Informative/s:

Informatives
Ecology - Works should proceed with caution and in the event of bats or evidence of them being found, work must stop immediately and advice taken on how to proceed lawfully from one of the following: a bat consultant, the UK Bat Helpline: 0845 1300228, Natural England: 0845 6014523, or the Herts & Middlesex Bat Group website: www.hmbg.org.uk.
Ecology - Caution should be taken when moving debris piles or building materials, as any sheltering animals could be impacted on. Trenches should have escape ramps to provide an escape opportunity for any animals that may have become trapped.
Waste collection - The distance between the building and the highway is significantly in excess of the Building Regulations requirement of 30 metres for occupiers to transport waste and recycling receptacles to the site entrance for kerbside collection. Therefore, the building may not be able to obtain a completion certificate under the separate Building Regulations.

Signed  Richard Tiffin Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 14 March 2018	