DELEGATED FILE NOTE

CASE OFFICER: ...Melissa Tyler.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
18/00896/FP	Single storey rear infill extension and external alterations including installation of external vents and flues. Ancillary external works including revision to car parking, erection of two 1.8m high boundary walls to form service yard and oil tank enclosures, erection of 1.2m high timber post-and-rail fence to enclose garden and formation of patio seating area. (as amended by plans received 15 August 2018)	Fox And Hounds High Street Barley Royston Hertfordshire SG8 8HU

Submitted Plan Nos

21804-01; 21804-03; 21804-VBA 01; 21804-VBA 02; 21804-VBA 03; 21804-VBA 04 TP/18 21804-02B; 21804-04A;

1.0 Policies

SECT7	Requiring Good Design
SECT12	Conserving and enhancing historic enviro
SECT3	Supporting a Prosperous Rural Economy
LP7	Selected Villages Beyond the Green Belt
LP16	Areas of Archaeological Significance
LP57	Residential Guidelines and Standards
XD3	Protecting Living Conditions
XHE1	Designated Heritage Assets

2.0 **Site History**

2.1 Appeal dismissed APP/X1925/W/16/3154355) in 2016 (residential conversion)
Planning permission 15/02610/1 granted in 2015 (detached dwelling in grounds)
Planning permission 15/01892/1 & 15/01893/1LB refused in 2015 (residential conversion)
Planning permission 15/01894/1 refused in 2015 (detached 2 bedroom cottage in grounds)

2.2 18/00897/LBC TO BE DETERMINED ALONGSIDE THIS APPLICATION

3.0 **Representations**

3.1 **Barley Parish Council –** Barley Parish Council discussed this at its meeting on Monday 14th May and unanimously agreed that there were no objections to this application, indeed we are delighted that the new owners will be opening the Fox & Hounds as a pub again.

3.2 **Conservation Officer –** No objection

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The application site is on the corner of Barley High Street and Church End in the centre of Barley. The application site includes the public house, car park and garden. The public house is a Grade II Listed Building and is sited within the Barley Conservation Area.

4.2 **Proposal**

4.2.1 Planning permission is sought for a single storey rear infill extension and external alterations including installation of external vents and flues. Ancillary external works including revision to car parking, erection of two 1.8m high boundary walls to form service yard and oil tank enclosures, erection of 1.2m high timber post-and-rail fence to enclose garden and formation of patio seating area.

4.3 **Key Issues**

4.3.1 The key issues are whether the alterations to the public house would have on the special character of the listed building and whether the proposal would preserve or enhance the character and appearance of the Barley Conservation Area.

4.3.2 Following a refused application and subsequent appeal to change the pub to residential was dismissed the new owners wishes to re-open the pub as a public house and restaurant. The proposed alterations are sought to make the current property a more viable business.

4.3.3 The National Planning Policy Framework (NPPF) paragraph 92 states that planning decisions should ensure established facilities are able to develop and modernise, and are retained for the benefit of the community. The NPPF also states in Section 6 the importance of supporting the rural economy.

Historic environment

4.3.4 I also consider that the following paragraphs extracts from ***Chapter 16: Conserving and enhancing the historic environment***, are also pertinent:

- *"the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation", "the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality" and "the desirability of new development making a positive contribution to local character and distinctiveness"* (para 192); and
- *"When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation"* (para 193)

4.3.5 The Conservation Officer has made the following comments in regards to this application:

"The Fox and Hounds is an iconic, prominent building in the Barley streetscene and which has a well-established use as a pub that has provided a social, recreational and cultural purpose over many years. The proposal seeks to reinvigorate this heritage asset and by doing so also revitalising this site at the heart of the Barley Conservation Area. The proposals are generally compatible with the building's special character with the exception being the overly embellished cornice/fascia to the infill extension which I urge a reconsideration thereof. Please also note the comments on boundary treatments above. Apart from these points, it is considered that the proposal will preserve the building's special character, its setting and the character & appearance of the Barley Conservation Area. Subject to feedback on possible amendments, I am minded to 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 16 of the NPPF and Policy HE1 of the North Hertfordshire Local Plan 2011 - 2031 (Proposed Submission, October 2016).*

4.3.6 Following these comments the applicant amended the scheme to take in some of the conservation officers comments. The Applicant has made changes to the parapet/cornices and revised the boundary issues too; changing to a picket fence along Church End, and changing the infill panel to brick as requested. The Conservation Officer was happy with these changes.

4.3.7 In my opinion the proposed alterations to the public house would not have a detrimental impact on the host listed building or have a negative impact on the conservation area.

Character and quality of an area and the way it functions

4.3.4 In line with the above analysis of the proposed developments impact on the significance of the heritage asset, much of the proposal is considered unobjectionable. The extension, changes to the car park and boundary treatments, would be sympathetic to the existing building in regards to its size, scale, appearance and form. As such, it is not considered that the proposed development taken as a whole would harm the contribution of the site to the character and quality of the surrounding area.

Living conditions of adjoining occupiers

4.3.5 It is considered that the limited height of the proposed extension, as well as the distance from the proposed extension to the adjoining properties is such that no material harm would result to the living conditions of the residential premises.

4.4 **Conclusion**

4.4.1 Overall, I do not consider there to be any grounds to withhold planning permission for proposed alterations, which are acceptable in design, size and materials, and would have no adverse affect upon the street scene or the amenities of the neighbouring properties and would have no adverse affect upon the listed building.

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. 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  Tom Rea Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 24 August 2018	