DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
18/00839/FP	Installation of new roof over the existing courtyard area and single storey kitchen extension and storage unit.	St Paul's Walden Primary School Bendish Lane Whitwell Hitchin Hertfordshire SG4 8HX

Submitted Plan Nos

Timber data sheet 00 01 11A 21A 51 61 1 of 2 62B Sheet 2 of 2 63 71B 81A 82A

1.0 Policies

LP6 Rural Areas Beyond the Green Belt

LP55	Car Parking Standards
LP7	Selected Villages Beyond the Green Belt
SECT4	Promoting Sustainable Transport
SECT8	Promoting Healthy Communities

2.0 **Site History**

2.1 See site history sheet

3.0 **Representations**

3.1 **St. Pauls Walden Parish Council : '**No comments to make'

3.2 **Site Notice/ Adjoining occupiers:** No comments received

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

Existing primary school located on the north side of Bendish Lane. The site is within the current village boundary

4.2 **Proposal**

New courtyard roof, single storey kitchen extension and single storey storage building

4.3 **Key Issues**

The key issues are the principle of the development, design and appearance and car parking

4.3.1 **Principle of the development**

The proposals are for minor infilling of the main school buildings that do not have any significant impact on the wider area. The site is within the current village settlement boundary and also the proposed village boundary as part of the emerging local plan. As such I consider that there can be no objections in principle.

4.3.2 **Design and appearance**

The proposed infill to the courtyard and new roof and kitchen extension would have limited impact given the existing height of the gymnasium roof and the limited additional height to the courtyard. The kitchen roof would be the same as the existing classroom. The flat roofed design to these elements matches the flat roofed design of the main building. The proposed timber storage shed is not ideal in design terms because of its utilitarian appearance however is a low height building partially screened by the existing gymnasium and located away from the main pedestrian entrance. In addition views of this building (as well as the other extension works) would be very limited from Bendish Lane because the school is set down from the road / pavement level and there is a hedge screening views into the school along the pavement boundary. As such I consider the extensions are acceptable in design terms.

4.3.3 **Parking**

No additional parking is proposed however the proposals are for a very limited increase in floorspace and involve practical changes to the layout of the building and improved operational and storage facilities rather that an increase in school capacity through additional classrooms. Therefore additional parking is not considered necessary.

4.4 **Conclusion**

The proposals are considered acceptable in planning and highway terms.

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.

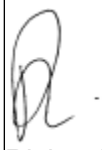
   Reason: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

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  Richard Tiffin Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 22 May 2018	