DELEGATED FILE NOTE

CASE OFFICER: …Mark Simmons……

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
18/00867/LBC	Internal alterations including lowering floor and dry-lining behind external to morning room to facilitate kitchen refit.	Somerton House 47 High Street Barkway Royston Hertfordshire SG8 8EB

Submitted Plan Nos
18-18

1.0 Policies

SECT12	Conserving and enhancing historic enviro
XHE1	Designated Heritage Assets

2.0 **Site History**

2.1 None

3.0 **Representations**

3.1 **Barkway Parish Council** – No objection

Press & site notices – No representations received.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 Somerton House, no.47 High Street is grade II listed and is located within the Barkway Conservation Area. The list entry reads as follows:

Former coaching inn, now 2 houses. Mid C18 with C17 or earlier origins. Extended and altered C19 and C20. Timber frame with brick front and additions. Roughcast and panelled rendering. Tiled roof. No. 47 is 2 bays, No. 49 is 4 bays. Both houses have lobby entrances. 2 storeys and attic. No. 47 has steps up to a central entrance with an C18 5

raised panelled door, C20 doorcase, pilasters and brackets to a pedimental head. Flush frame small pane cross casements. Two 2 light gabled dormers. Central red brick ridge stack. No. 49 ground floor: entrance to left of centre, C19 half glazed and recessed door with a patterned C20 architrave, pedimental head. 2 small pane cross casements to right with segmental heads, a small casement to left. To far left a carriageway through with a timber lintel, brick faced returns. First floor cross casements with a blind opening to right of centre, recessed with segmental heads, a flat headed flush frame to left. 2 hipped 2 light dormers. Red brick ridge stack to right of centre. Front projects beyond right end which is rendered with scoring to resemble ashlar. Roof has a steeper pitch to front slope. C18 red brick and tiled service and former stabling wings extend to rear of each house. 2 storey, 2 bay wing from No. 47 has an entrance to yard, horizontal sliding sashes, a stack to rear gable end. Further additions to rear. 1 storey and attic wing from No.49 is part whitewashed. An entrance to yard, 2 gabled dormers, a stack to rear gable end and outer elevation. Interior: No. 47 has some exposed framing, a large inglenook fireplace and a reset ovolo moulded bearer. No. 49 not inspected. Formerly the Bull Public House.

4.2 **Proposal**

4.2.1 See description above.

4.3 **Key Issues**

4.3.1 The proposed alterations are internal only, therefore, the key issue is to assess the impact of the proposal upon the building's special character. Apart from consideration of Section 12 of the NPPF and Policy HE1 of the North Hertfordshire Local Plan 2011-2031 (Proposed submission, October 2016), the proposal is also to be considered in terms of Sections 16 & 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

4.3.2 The Morning Room forms part of an extended rear wing which is evident on the 1st edition Ordnance Survey surveyed between 1876 and 1878. Although the precise date of the rear wing is currently unknown, the floor finish in the Morning Room is non-original and lowering this floor will not occasion harm to the listed building's special character.

4.3.3 The only concern is that the existing kitchen door is a relatively modern stable-type door with the upper section glazed and with a swept top rail (this is not the same door type as that shown on a previous consented scheme under ref: 00/00117/LB). The intention is to dry-line behind this door and consideration would need to be given as to how the plasterboard finish would appear through the glazing. It was suggested on site to the applicant that consideration should be given to installing a plank-type solid door (with no ironmongery as there would be no opportunity to see through the top section of the door). I advise that a condition is imposed in the event that the applicant decides to the replace the kitchen door as part of this work.

4.4 **Conclusion**

4.4.1 Notwithstanding the comment regarding the kitchen door, it is considered that the proposed works will not occasion harm to this grade II listed building, thereby, satisfying Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990, the aims of Section 12 of the NPPF and Policy HE1 of the North Hertfordshire Local Plan 2011 – 2031 (Proposed Submission, October 2016). The proposal is, therefore, considered to be **UNOBJECTIONABLE.**

5.0 **<u>Recommendation</u>**

5.1 That listed building consent be **GRANTED** subject to the following conditions:

1. The work to which this consent relates shall be begun by not later than the expiration of the period of 3 years from the date of this notice.

   Reason: To comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. Notwithstanding approved drawing no.18-18 and prior to the commencement of the dry-lining behind the external door to the existing Morning Room, should it be considered necessary to replace the external door to the existing Morning Room, details of the replacement door shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of that part of the alterations hereby approved.

   Reason: To safeguard the listed building's special character.

Signed  Simon Ellis Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 17 May 2018	