DELEGATED FILE NOTE

CASE OFFICER: …Tom Donovan……

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
18/01296/LBC	Single storey front extension, replace existing front and rear rooflights and internal and external alterations (as amended by drawings 1108/401B and 420 received 31/07/18 and drawings 1108/003B, 401B, 402C and 404C received 21/08/18).	14 Westbury Farm Close Offley Hitchin Hertfordshire SG5 3FL

Submitted Plan Nos
1108/001 1108/002A 1108/003B 1108/100 1108/101 1108/102A 1108/103 1108/104A 1108/105A 1108/400A 1108/401B 1108/402C 1108/403A 1108/404C 1108/405A 1108/420

1.0 Policies

1.1 **National Planning Policy Framework.**

Section 12 – Achieving well designed places
Section 16 - Conserving and enhancing the historic environment

1.2 Sections 16 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990

2.0 **Site History**

2.1 None relevant.

3.0 **Representations**

3.1 **Public Notice/ Local residents**
No representations received.

3.2 **Conservation**
No objection.

3.3 **Offley Parish Council**
No response received.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 14 Westbury Farm House is grade II listed and is part of a farmyard complex that has been relatively recently converted to residential. No.14 Westbury Farm Close forms part of the grade II listed entry known as North and East Barn Ranges at Westbury Farm, School Lane, Offley and which is described as follows:
"Ranges of barns. C17, roofs of N range altered in C19. Timber frame on low brick sill, dark weatherboarded, with steep pitched roofs E range now of corrugated asbestos N range slated, S end of E range half hipped. S barn a 4-bays, single-aisled barn facing W. Jowled posts, straight braces to tie-beams and arcade plate, mid-height rail in walls tenoned in-line. Clasped-purlin roof with 2 purlins to each slope, the upper on a high collar in each truss, the lower on inclined straight queen-posts. Aisle with aisle-ties on W side has been rebuilt with higher wall, flatter-pitched slated roof and double doors presumably on site of original gabled porch. Lower N barn has 2 aisles, the W aisle rebuilt, similar to other barn, some stepped, some swept jowls to pairs of arcade posts, curved braces to tie-beams, edge-halved scarf joint in wallplate. Single clasped purlin to each slope on inclined straight queen-posts. Long N range adjoining similar but roof structure renewed at steep pitch in C19."

The site is located in the Great Offley Conservation Area and an Area of Archaeological Significance.

4.2 **Proposal**

4.2.1 Single storey front extension. Replace existing front and rear rooflights and internal alterations.

4.3 **Key Issues**

4.3.1 The key issue for consideration is the impact that the proposed development would have on the special character, setting and significance of the listed building, and whether the proposal would preserve or enhance the character and appearance of the Great Offley Conservation Area. .

4.3.2 The Senior Conservation Officer has been consulted on the proposal and confirmed that the scheme, as amended, would not cause harm to the special character of the listed building and would preserve the character or appearance of the conservation area. In summary, the front extension is considered to be acceptable as are the associated internal alterations. The scheme has been amended by omitting new roof-lights to the main building whilst the replacement roof-lights are considered to be acceptable.

4.4 **Conclusion**

4.4.1 The proposal satisfies Sections 16 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and as supported by the aims of Section 12 of the NPPF and Policy HE1 of the North Hertfordshire Local Plan 2011-2031 (Proposed Submission, October 2016).

4.5 **Alternative options**

4.5.1 None applicable.

5.0 **Recommendation**

5.1 That listed building consent is **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. 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.

Signed  Tom Rea	Development Management North Hertfordshire District Council Council Offices Gernon Road

Determining Officer	Letchworth Herts SG6 3JF
Date: 31 August 2018	