DELEGATED FILE NOTE

CASE OFFICER: …Kate Poyser……

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
18/01334/LBC	Part two storey and part single storey rear extension following demolition of existing two story extension.	Frogmore Cottage Kings Walden Hitchin Hertfordshire SG4 8NW

Submitted Plan Nos
PL001 PL002 PL003A PL101 PL102G PL103C PL201 PL203E

1.0 Policies

SECN16	Conserve + enhance historic environment
XHE1	Designated Heritage Assets

2.0 **Site History**

2.1 12/00933/1HH & 12/00808/1LB Planning permission and listed building consent granted for a two storey link rear extension and basement following demolition of two storey rear extension. Roof light to existing rear roof.

2.2 17/00939/1LB & 17/00938/1HH applications for planning permission and listed building consent for a two storey rear extension and other work were withdrawn.

2.2 There is a list of further applications that have been refused or withdrawn for a two storey rear extension and I would refer you to the site history on the file.

3.0 **Representations**

3.1 Kings Walden Parish Council – no comments received.

3.2 Conservation Officer – lengthy negotiations following the 2017 applications being withdrawn have resulted in scheme for which no objections are raised, subject to conditions.

3.3 Site Notice – no comments received.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 Frogmore Cottage is a grade II listed building, built in the 1700s, one and a half storeys high. It is located in the rural area with no immediate neighbouring properties, but is surrounded by fields.

4.2 **Proposal**

4.2.1 This proposed scheme is a response to concerns raised to the previous application which was withdrawn and is the result of lengthy negotiations. The proposal is for a part two storey and part single storey rear extension, following the demolition of a 1970s rear extension. It would provide a kitchen/diner and W.C. on the ground floor and two small additional bedrooms and shower room on the first floor. Please see drawings.

4.3 **Key Issues**

4.3.1 The key consideration relates to whether the work would cause harm to the special character of this heritage asset.

4.3.2 The Conservation Officer sets out the salient points below.

1.0 "*Apart from where the extension's roof would meet the host building, the proposal indicates the reinstatement of the main rear roof which is to be encouraged;*

2.0 Although the scheme remains as an 'L-plan' configuration, the extension's form has been remodelled in line with officer advice;

3.0 Apart from the glazed doors in the south elevation, the proposal adopts fenestration of a more conventional cottage aesthetic, thus, respecting more fully the building's special character; and

4.0 At 4.1 of the PDAS it states that "The extension adds an additional 80m² to the existing floor area of 153m², creating a total 233m², which for the size of the plot is modest". The extension's floor area is no longer considered to be excessive, thus, would not harm the building's special character as a relatively simple circa 1700 linear house."

4.4 **Conclusion**

4.4.1 The current scheme would occasion no harm to the special character of the listed building.

5.0 **Recommendation**

That Listed Building Consent be GRANTED subject to the following conditions.

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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. A sample of the clay tile proposed for the extension roof shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development hereby approved.

   Reason: To safeguard the special character of the listed building.

3. A sample panel indicating brick type, bond and mortar mix shall be erected on site and shall be approved by the Local Planning Authority prior to the commencement of the above ground extension works.

   Reason: To safeguard the special character of the listed building.

4. Joinery details (including 1:1 section of the glazing bars) and ironmongery for all new windows (including 1:1 section of the glazing bars) 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.

   Reason: To safeguard the special character of the listed building.

5. Details of all new rainwater goods 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.

   Reason: To safeguard the special character of the listed building.

6. Details of all new internal doors 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.

   Reason: To safeguard the special character of the listed building.

Signed Simon Ellis	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts

Determining Officer	SG6 3JF
Date: 19 September 2018	