# DELEGATED FILE NOTE

**CASE OFFICER:** …Kate Poyser……

| APPLICATION REFERENCE | BRIEF DESCRIPTION OF DEVELOPMENT | APPLICATION SITE |
|---|---|---|
| 18/01071/LBC | Single storey rear extension including three roof lights following demolition of existing lean to structure, replace first floor 3-light casement window on side (east) elevation with double casement and install additional window to side (west) elevation. Internal alterations and demolition of existing garage. | The Bull<br>28 High Street<br>Offley<br>Hitchin<br>Hertfordshire<br>SG5 3AD |

**Submitted Plan Nos**
01 02 PL01A PL02B

**1.0 Policies**

| | |
|---|---|
| SECN16 | Conserve + enhance historic environment |
| XHE1 | Designated Heritage Assets |

2.0 **Site History**

2.1 17/00406/1HH & 17/00407/1LB applications for planning permission and listed building consent were submitted for a single storey rear extension with two roof lights, glazed link extension to new build bedroom following demolition of existing garage; internal alterations and insertion of window to first floor side (west) elevation. The applications were withdrawn.

2.2 17/00407/1LB advice was sought for minor alterations, repairs and general advice.

3.0 **Representations**

3.1 Conservation Officer – Following negotiations and the receipt of amended drawings, no objections are raised subject to conditions.

3.2 Offley Parish Council – no comments received.

3.3 Local Residents – no comments received.

## 4.0 Planning Considerations

### 4.1 Site and Surroundings

4.1.1 The Bull is a grade II Listed Building within Offley Conservation Area, and was formerly a public house, but is now in residential use. The building is set back a little from the street frontage and sits on an L-shaped plot. It abuts the boundary with several properties including 22, 24, 26 and 30 High Street and the relatively new properties in Garden Fields.

### 4.2 Proposal

4.2.1 The proposal is for a new single storey lean-to rear extension following the demolition of an existing extension, a new first floor window in the side elevation and the construction of a new building as an annex following the demolition of the existing garage. The annex is the subject of a planning application and does not require listed building consent. Please see drawings. Negotiations between the applicant's agent and the Conservation Officer have resulted in amended plans being received, making alterations to the annex and improving the relationship between the new extension and an existing window.

### 4.3 Key Issues

4.3.1 The key consideration relates to the effect of the proposed work on the special character of this heritage asset.

4.3.2 Please see the comments of the Conservation Officer. It is considered that the loss of the existing lean-to would not occasion harm to the building's special character. Improvements have been made to the design of the proposed extension and its relationship to the modified first floor window. This is now considered sufficient to overcome earlier concerns and would not occasion harm to the listed building. No objections are raised, subject to conditions relating to details.

### 4.4 Conclusion

4.4.1 Following the receipt of amended drawings, the proposed work would preserve the character of the listed building, occasioning no harm, in accordance with local and national policy.

## 5.0 Recommendation

That Listed Building Consent should 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. The roof of the extension shall be covered with natural slate unless otherwise agreed and approved in writing by the Local Planning Authority.

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

3. Prior to the formation of the extension roof, the first floor triple-light window on the side (east) elevation shall be modified to a double casement width opening as indicated on approved drawing PL02B.

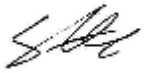
   Reason: To safeguard the listed building's special character.

4. The existing rear lean-to shall be carefully taken down and the brickwork salvaged and reused as facing brickwork constructed in Flemish Bond for the rear elevation of the new extension unless otherwise agreed and approved in writing by the Local Planning Authority.

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

5. Section joinery details of the new windows (including 1:1 scale of glazing bar profiles) and glazed doors in the extension's rear elevation 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 listed building's special character.

| | |
|---|---|
| Signed<br><br>Simon Ellis<br><br>Determining Officer | Development Management<br>North Hertfordshire District Council<br>Council Offices<br>Gernon Road<br>Letchworth<br>Herts<br>SG6 3JF |
| **Date:** 19 September 2018 | |