DELEGATED FILE NOTE

CASE OFFICER: ...Anne McDonald.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
18/00186/FPH	Re-roofing and renovation works to existing barn. (Additional plan received 01/03/18).	Sun Hill Cottage 3 Sun Hill Royston Hertfordshire SG8 9AU

Submitted Plan Nos

1703-01; 1703-02 03

1.0 Policies

LP57 Residential Guidelines and Standards

SECT12 Conserving and enhancing historic enviro

XD3 Protecting Living Conditions

2.0 Site History

2.1 Previous history for internal works, tree works and the associated listed building 17/02836/1LB for these works.

3.0 Representations

3.1 Site and press notices were both posted and expired on 26/02/18. All other consultations expired on 01/03/18. No replies have been received at the time of writing.

4.0 Planning Considerations

4.1 Site and Surroundings

4.1.1 Sun Hill Cottage is positioned on the eastern end of Sun Hill fronting onto the Market Place / Market Hill area of Royston. The barn the subject of this application is in the rear garden, on the rear boundary line with the neighbour to the rear, no.3b. As existing the barn has a roller shutter door, a couple of boarded up windows and a corrugated roof. The land is a hill which slopes quite steeply downhill to the east, with the main house being on a lower level than the barn as the land rises up to the frontage of the barn. There are photos in Anite.

4.2 Proposal

4.2.1 This is the full application for the raising of the roof height of the building by 0.7m from 4.7m to 5.4m in height. The works also show the removal of the garage / timber doors and the insertion of a domestic style front door and windows. A new roof is proposed with velux roof lights. The plans show that the building is to change in use from ancillary storage to ancillary residential accommodation with a lounge, kitchenette, w.c. and bedroom 1 at ground floor level and two further bedrooms and a bathroom at first floor level.

4.2.2 A DAS has been submitted, which sets out the proposed changes to the building.

4.3 Key Issues

- I have no objection to this application.
- There is no objection to the change of use from ancillary domestic storage to ancillary residential. In any event, this change does not require planning permission.

- I have no objection to the proposed increase in height of the building. The neighbour to the rear, no.3B is set back and on a higher ground level than the barn building, and whilst they will see this increase in height, in my view it will not have any harm on their outlook or amenity. Furthermore, given the context of the siting of the barn with no buildings immediately adjoining it, I do not consider that this change to the ridge height would be particularly noticeable in the locality.
- The occupiers of Mulberry House park rear of the barn. I do not consider that this application would have any impact on this parking provision.
- The velux window facing no.3b is to be obscure glazed and the glass blockwork on the rear elevation is also to be obscure glazed and this will protect privacy to the neighbours at the rear. There will be clear glazing facing the rear of Sun Hill Cottage, but given that the barn is to be in ancillary residential use this is acceptable.
- As the barn is in ancillary use no parking, bin storage or amenity space needs to be provided for it.
- I do not consider that the works will have any harm in the context or setting of the Conservation Area.

4.4 **Conclusion**

4.4.1 No objection. The listed building application recommends a condition regarding roof tiles and the other materials are detailed on the plans. I therefore do not consider it necessary to recommend a materials condition in this instance. The application is considered to comply with the necessary policy criteria of the existing and emerging local plan and is recommended for conditional permission.

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  Simon Ellis Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 21 March 2018	