

DELEGATED FILE NOTE

CASE OFFICER: ...Harriet Sanders.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
24/01177/LBC	Replacement of existing ground floor rear window and insertion of rooflight to existing rear roofslope.	16 Great Green Pirton Hitchin Hertfordshire SG5 3QD

Submitted Plan Nos

Location Plan Existing and Proposed Floor Plan Existing and Proposed Roof plan Existing and Proposed Rear Elevations

1.0 Policies

SP13 Historic environment

Notes:

- ☐ Representations – site and press notices - no objections received.
 - Pirton Parish Council – no objection.
 - Pirton NP Steering Group – no comment received.
 - NHBE – no comment received.
 - Conservation Officer – no objection for the reasons below:
 - ☐ *“The proposal is considered to cause minimal harm to the heritage asset.*
 - ☐ *The new rooflight is of a conservation style and will sit flush in the roof with the appropriate lead flashing.*
 - ☐ *The replacement windows as stated in the heritage statement will tie in with those in the main building.”*
- ☐ Relevant planning history – various. Concurrent householder application 24/01176/FPH for “*Replacement of existing ground floor rear window and insertion of rooflight to existing rear roofslope.*”
- ☐ Planning constraints – Conservation Area and Grade II listed building.
- ☐ Existing property – no 16 is located off Great Green, set to the rear of the plot. Grade II listed building.
- ☐ Surrounding area - the surrounding area is largely residential with a mix of listed and non listed buildings.
- ☐ Proposal – consent is sought for “*Replacement of existing ground floor rear window and insertion of rooflight to existing rear roofslope.*”
- ☐ Key Issues – consideration needs to be given to the impact of the proposed development on the special character, setting and significance of the listed building.
 - The proposed works are modest and no unacceptable harm was identified to the heritage asset of the listed building.
 - No objection is raised to the proposed development.
- ☐ Conclusion - the proposal will not cause harm to the listed building’s special character, and therefore, satisfies the provisions of Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990, the aims of Section 16 of the NPPF and the aims of Policy HE1 of the North Hertfordshire Local Plan 2011-2031.
- ☐ Recommendation – Grant.

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 works hereby consented 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 works are carried out in accordance with details which form the basis of this issue of consent.

Signed  Sam Dicocco	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 3 September 2024	