DELEGATED FILE NOTE

CASE OFFICER: …Kate Poyser……

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
18/00823/LBC	Single storey link side extension together with internal and external alterations to facilitate conversion of barn to ancillary accommodation (as amended by drawings PL02A and PL03A received 11/06/2018).	2 Church Lane Kimpton Hitchin Hertfordshire SG4 8RP

Submitted Plan Nos
01 02 03 04 PL01 PL02A PL03A PL04

1.0 Policies

1.1 **National Planning Policy Framework.**

Section 7 - Requiring good design
Section 12 - 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 subject to conditions.

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

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 2 Church Lane is a Grade II listed building. Listing description reads as follows:

"House, formerly a butcher's Premises. Late C17 front of 2 bays. Possibly an earlier core. Timber frame with rouyhcast infill. Larqe N gable end stack of late C17. Smaller late C17S extension; C19 red brick addition beyond. Main part is 1 storey and attics. 2 C19 casements and 2 gabled dormers. Plank door in early C19 moulded frame with scroll brackets and flat hood. Evidence of rear cross wing."

4.2 **Proposal**

4.2.1 Single storey link side extension together with internal and external alterations to facilitate conversion of barn to ancillary accommodation.

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 Hitchin Conservation Area. .

4.3.2 The Senior Conservation Officer has been consulted on the proposals and has provided me with a detailed comment. In response to a number of positive amendments made to the scheme it is considered that the proposal will not harm the special character of the listed building or harm the character or appearance of the Kimpton Conservation Area.

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. In accordance with the submitted Heritage & Design Statement, the external cladding will be removed to allow the external envelope to be insulated externally by lining the studs with treated butt jointed softwood boards, a 12mm external quality plywood sheathing applied over, wrapped in a breathable membrane and overlaid with timber battens with a multifoil insulation system, cladding battens and weatherboarding, unless otherwise agreed and approved in writing by the Local Planning Authority.

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

3. Details of the proposed slatted ventilation panels to be applied in front of the glazed and infilled panels on the proposed side elevation of approved drawing no.PL03 Rev A shall be submitted to and approved in writing by the Local Planning Authority prior to the installation of the panels.

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

Signed Simon Ellis Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 16 July 2018	