DELEGATED FILE NOTE

CASE OFFICER: …Mark Simmons……

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
18/01079/LBC	Install satellite dish onto rear chimney stack	7-8 Portmill Lane Hitchin Hertfordshire SG5 1AS

Submitted Plan Nos
Location plan INT/2014/01

1.0 Policies

SECT12	Conserving and enhancing historic enviro
XHE1	Designated Heritage Assets

2.0 **Site History**

2.1 **16/02980/1GEN** – Satellite dish installation.

3.0 **Representations**

3.1 **Press & site notices** – No representations received.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 Nos.7-8 Portmill Lane are grade II listed and are located within the Hitchin Conservation Area. The list entry reads as follows:

Pair of C18 houses. Red brick fronts, grey and plum coloured brickwork to left side elevation. Old tiled roofs with 4 Yorkshire casement box dormers. 2 storeys and attics, 6 flush sash windows in moulded frames with glazing bars under flat arches. Ground floor flush panelled shutters. 2 pedimented doorways with 6 panel doors, 4 panels fielded, 2 flush, oblong fanlights, 1 with ornamental glazing bars; surround of Doric pilasters, entablatures and dentil pediments.

4.2 **Proposal**

4.2.1 See description above.

4.3 **Key Issues**

4.3.1 The key issues are to assess the impact of the proposal upon the building's special character and to a lesser extent the impact upon the character and appearance of the Hitchin Conservation Area. Apart from consideration of Section 12 of the NPPF, the proposal is also to be considered in terms of Sections 16 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

4.3.2 The submitted 'Design and Access Statement' states the following:

"To Install a Satellite Dish onto the Chimney at the rear of the building. Chimney is located on the flat section of the rear building and hidden by a pitched roof so therefore is not visible from Portmill Lane."

4.4 **Conclusion**

4.4.1 It is considered that the proposed satellite dish will not occasion harm to the listed building or to the conservation area. The proposal, therefore, satisfies Sections 16 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, the aims of Section 12 of the NPPF and Policy HE1 of the North Hertfordshire Local Plan 2011 – 2031 (Proposed Submission, October 2016) and is **UNOBJECTIONABLE**.

5.0 **Recommendation**

5.1 That listed building consent be **GRANTED** subject to the following condition:

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.

Signed 	Development Management North Hertfordshire District Council Council Offices Gernon Road

Simon Ellis Determining Officer	Letchworth Herts SG6 3JF
Date: 3 July 2018	