

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
24/01299/LBC	Single storey orangery to the west elevation	3 The Street Wallington Hertfordshire SG7 6SN

Submitted Plan Nos

Location Plan TQRQM24157084006767 CP-KO-1A CP-KO-1T

1.0 Policies

HE1	Designated heritage assets
SP13	Historic environment

Notes:

- Representations – site and press notices - no objections received.
 - Neighbour notifications - no comments received.
 - Rushden and Wallington Parish Council – no comment received.
 - Conservation Officer – no objection for the reasons below:
 - *“There are no objections to proposed orangery as it would not see the loss of significant historic fabric. The location and design of the orangery will not compete with the host dwelling and is considered to offer subserviency. The location of the new structure in relation to the setting of the listed building and character of the conservation area will not cause harm to the significance to either for this reason.”*
- Relevant planning history – Concurrent householder application 24/01298/FPH for “Single storey orangery to the west elevation.”
 - 03/01191/1HH and 03/01192/1LB for “Two storey side extension following demolition of existing single storey extension” granted 15.07.2003.
- Planning constraints – Conservation Area, Rural Area Beyond the Green Belt and Grade II listed building.
- Existing property – No 3 is a grade II listed property, set in a large plot located on the west side of The Street in Wallington. The property has been previously extended and altered.
- Surrounding area - the surrounding area is residential with a mix of listed and non listed buildings and open countryside beyond.
- Proposal – consent is sought for “Single storey orangery to the west elevation.”
- 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 Orangery would not see the loss of significant historic fabric.
 - The location and design of the orangery will not compete with the host dwelling and is considered to offer subserviency.
 - The location of the new structure in relation to the setting of the listed building will not cause harm to the heritage asset.
 - No objection is raised to the proposed development.
 - It is noted that the Conservation Officer response requested a condition for samples of materials prior to commencement. Due to the nature of the proposal which will largely be glass with grey aluminium structure, it was not considered necessary or reasonable to impose this condition. The description of development stated in the application form and specified in the submitted plans is sufficient to control the built appearance of the proposal.
- 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.

Signed  Anne McDonald	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 10 September 2024	