DELEGATED FILE NOTE

CASE OFFICER: ...Ben Glover.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
18/01086/LBC	Single storey rear extension following demolition of existing rear extension. Internal and external alterations.	Spindle Cottage Hitchin Road Preston Hitchin Hertfordshire SG4 7TZ

Submitted Plan Nos

18.09:01A 18.09:04B 18.09:05B 18.09:02 18.09:03

1.0 Policies

1.1 **National Planning Policy Framework**

Chapter 7 - Requiring good Design
Chapter 12 - Conserving and enhancing the historic environment

2.0 **Site History**

2.1 18/01195/FPH - Single storey rear extension following demolition of existing rear extension. Internal and external alterations – Accompanying application.

3.0 **Representations**

3.1 **Site Notice:**

Start Date: 21/05/2018 Expiry Date: 11/06/2018

3.2 **Press Notice:**

Start Date: 24/05/2018 Expiry Date: 14/06/2018

3.3 **Parish Council / Statutory Consultees:**

Preston Parish Council – No objection.

NHDC Conservation Officer – "It is considered that the proposed replacement rear extension, external and internal alterations (as amended by drawing nos.18.09:01 Rev A; 18.09:04 Rev B and 18.09:05 Rev B) will not harm the building's special character or harm the character or appearance of the Preston Conservation Area. Subject to the above conditions, I raise **NO OBJECTION** on the basis that the proposal will satisfy the provisions of Sections 16 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and as supported by the aims of Sections 7 and 12 of the NPPF. The proposal would also satisfy the aims of paragraphs 131 and 132 of the NPPF and Policy HE1 of the North Hertfordshire Local Plan 2011 - 2031 (Proposed Submission, October 2016)."

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 Spindle Cottage is a Grade II Listed Building sited on Hitchin Road in Preston. The list entry describes the property as follows:

"*House. 'IE 1717' in metal letters on front, S part C20 extension. Red brick in Flemish-bond, now painted. Steep old red tile roof. A 1½ storeys, 3-cells house facing E, with matching one cell S extension. E front has plinth, 4 windows with segmental arches, and 4 gabled dormers at the eaves. 2-light casement windows with leaded glazing to dormers. Similar to S window. 2 3-light similar windows to left of plank door. Canted oriel replaces window on right. Internal chimney near middle for kitchen, external N gable chimney for parlour. A 3-cells plan originally with entrance into large lobby with*

stair rising to left and service room partitioned off to rear. Partition below axial beam. S cell a kitchen greatly narrowed by the large internal chimney and fireplace with high plain lintel. Parlour at E with longitudinal beams in ceiling and moulded fire surround. Plain beams and squared joists. Run-out chamfers. Re-used timbers in roof, some smoke-blackened. No evidence that it was ever a single-storey house."

4.2 **Proposal**

4.2.1 Planning permission is sought for the erection of a single storey rear extension to replace part of the existing structure. The rear extension would measure approximately 4.1m in depth, 5.9m in width and 2.8m in height. The extension would feature a flat roof design with both rear and side facing fenestration. No other external alterations are proposed.

4.3 **Key Issues**

4.3.1 The key issues for consideration are as follows:

--The acceptability of the design of the proposed development and its resultant impact on the character and appearance of the Grade II Listed Building and surrounding area.

--The impact that the proposed development would have on the living conditions of neighbouring properties.

--The impact that the proposed development would have on car parking provision in the area.

Design and Appearance:

4.3.1 This is the Listed Building Application in respect of the duplicate Householder Planning Application under 17/04084/FPH. The key issue for consideration is the impact the proposed extension would have on the special character of the Grade II Listed Building.

4.3.2 Paragraph 131- 135 of the NPPF seeks to sustain and enhance heritage assets. Paragraph 132 states that "when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the assets conservation...any harm or loss should require clear and convincing justification. Substantial harm to or loss of designated heritage assets of the highest significance, notably scheduled monuments, protected wreck sites, battlefields, Grade I and II* Listed Buildings, Grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional."

4.3.3 Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that "In considering whether to grant planning permission for development which affects a listed building or its setting, the Local Planning Authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which is possesses."

4.3.4 The proposed single storey rear extension would be sited to the rear of the host dwelling and replace an existing single storey rear extension. It is considered that the proposed development would not harm the buildings special character of the Listed Building nor would the development result in any unacceptable harm upon the Preston Conservation Area.

4.3.5 Given the above, the proposed development would be in compliance with Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990, Chapter 12 of the NPPF and Local Planning Policy.

4.4 **Conclusion**

4.4.1 The proposal would not unacceptably harm the listed building's special character or harm the character or appearance of the Preston Conservation Area. The proposal will satisfy the provisions of Sections 16 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and as supported by the aims of Sections 7 and 12 of the NPPF. The proposal would also satisfy the aims of paragraphs 131 and 132 of the NPPF and Policy HE1 of the North Hertfordshire Local Plan 2011 - 2031 (Proposed Submission, October 2016).

5.0 **Recommendation**

5.1 That planning permission be **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. 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.

3. The extension brickwork shall be constructed in Flemish Bond and externally painted the same colour to match the existing painted brickwork on the rear elevation unless otherwise agreed and approved in writing by the Local Planning Authority.

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

4. All new windows shall receive flush timber casements with no trickle vents and shall be single-glazed incorporating true leaded-lights unless otherwise agreed and approved in writing by the Local Planning Authority.

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

5. All new external doors shall be single-glazed incorporating true leaded-lights unless otherwise agreed and approved in writing by the Local Planning Authority.

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

6. All new rainwater goods shall be black-painted cast-iron or aluminium unless otherwise agreed and approved in writing by the Local Planning Authority.

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

Proactive Statement:
Planning permission has been granted for this proposal. The Council acted proactively through positive engagement with the applicant during the determination process which led to improvements to the scheme. 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: 20 July 2018	