DELEGATED FILE NOTE

CASE OFFICER: ...Melissa Tyler.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
18/01104/FPH	Creation of new eyebrow window in front roof elevation	Nobles Cottage Smiths End Lane Barley Royston Hertfordshire SG8 8LL

Submitted Plan Nos

Location Plan Block Plan Proposed and existing

1.0 Policies

SECT7 Requiring Good Design

SECT12	Conserving and enhancing historic enviro
LP28	House Extensions
LP57	Residential Guidelines and Standards
XD2	Hse Extns,Replacement Dwells,Outbuilding
XD3	Protecting Living Conditions
XHE1	Designated Heritage Assets

2.0 **Site History**

2.1 **17/01320/1LB** External alterations to include replacement windows to front and side elevations; installation of eyebrow dormer to front elevation together with replacement dormer window and French doors to rear elevation. Rebuilding of boundary wall (as amended by Existing and Proposed Elevations and First Floor Plan - Revision 1 received on 10/05/2018). **APPROVED**

3.0 **Representations**

3.1 **Barley Parish Council** – No objection

3.2 **Historic Environment Advisor** – No objection

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

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 Nobles Cottage is grade II listed and is located within the Barley Conservation Area. The list entry reads as follows:

House, C15, altered C16 and again in C17 and C18. Timber frame, rendered and part weatherboarded. Steeply pitched hipped thatched roof. 2 cell lobby entry. I storey and

attic, originally open hall with two end bays. Lobby entrance with a thatched gabled porch, plank and muntin door. Flush frame small pane casements with hoodboards, 3 lights to left, 5 lights to right. Weatherboading below a 3 light dormer with eyebrow thatching to right. Cross axial ridge stack. Catslide roof over lean-to outshut to rear right, scattered casements. Interior: Sooting to roof timbers indicates the presence of former open hall though much of the heavy timbering of the original crown post roof has gone. The original interior layout with end bays for solar and service in the proportion 1:2:1 is clear and there are indications of 2 large king-mullion windows to the hall, to which a cross passage door later blocked and with anarched hear, also survives. The hall was divided during the C16 when a stack was inserted; this was doubled in C17th (a date of 1683 over porch may relate to this phase). During the C18th the plan was altered to the present lobby entry form and the original door (QV) was blocked. A good example of a small medieval house, albeit much mutilated.

4.2 **Proposal**

4.2.1 Planning permission is sought for the creation of a new eyebrow dormer window in front roof elevation to match the existing dormer of similar proportion and detail.

4.3 **Key Issues**

4.3.1 The key considerations in this case, are whether the addition and works would be in character with the listed property and conservation area and whether there would be any adverse impact upon the adjacent residential properties.

Residential amenity

4.3.2 The proposed dormer is sited on the front roof slope and would have no adverse impact on any neighbouring residential amenity due to the location and orientation.

Visual Amenity

4.3.3 The proposed dormer would be visible from the highway and be visible from public view points. Given the presence of an identical dormer in the front elevation, the design, form and scale in my opinion, although it would have a visual impact upon the street scene it would not result in any detrimental harm to the overall character and appearance of the area.

Conservation

4.3.4 As part of the listed building consent for the same dormer the Building Conservation comments:

"There is a single eyebrow dormer window to the front elevation and the applicant is seeking to introduce a second dormer which will not only serve a practical purpose by providing some additional natural light to the bedroom but will also visually balance the front elevation with a dormer window either side of the front porch. The submitted Design & Access Statement (DAS) states that:

"… The proposal seeks permission to open up the roof frame by shortening one rafter

and installing a new window directly above the top plate in an area no larger than 2m x 1m. The window will replicate the style of the existing front eyebrow window with dimensions of 1m x 1m … Internally, the wall and ceiling finishes to the area are not original and as part of a programme of works, it is intended that the modern plaster will be replaced with lime – as has been the case in the main bedroom…".

The front dormer is considered to be unobjectionable."

4.4 **Conclusion**

4.4.1 In light of the above, I recommend approval for the proposed works.

5.0 **Recommendation**

5.1 That planning permission be **GRANTED** subject to the following conditions:

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

   Reason: To comply with the provisions of Section 91 of the Town and Country Planning 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.

Proactive Statement:

Planning permission has been granted for this proposal. Discussion with the applicant to seek an acceptable solution was not necessary in this instance. 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: 26 June 2018	