

DELEGATED FILE NOTE

CASE OFFICER: ...Tom Rea.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
24/01859/FPH	Single storey rear extension and alterations to existing rear extension roof following demolition of existing conservatory (as amended by plan no. P002B)	Pencroft Maiden Street Weston Hitchin Hertfordshire SG4 7BG

Submitted Plan Nos

2415 P001 2415 P002 Rev B

1.0 Policies

2.0 **Site History**

2.1 See site history sheet

3.0 **Representations**

3.1 Weston Parish Council: No response

3.2 Conservation officer: First comment - Whilst supporting the principle of the development has queried certain design elements. Amended plans comment – Raises no objections.

3.3 NHDC Ecologist: 'No objection'

3.3 Site Notice / Adjoining occupiers: No responses received

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

Detached House on the south side of Maiden Street, Weston. The site is within the Weston Conservation Area and the house is Grade II listed.

4.2 **Proposal**

Single storey rear extension and alterations to existing rear extension roof following demolition of existing conservatory (as amended by plan no. P002 Rev B).

4.3 **Key Issues**

4.3.1 **Design and appearance**

4.3.2 The proposal would remove an unattractive and inappropriately designed existing flat roofed single storey rear extension and replace it with a high quality pitched roof extension. External materials would include black painted timber windows and doors, white painted render (to match) and plain red club tiles (pattern as shown on the elevations).

4.3.3 The submitted Design and Access statement says:

'The form has been designed to mirror the existing steep thatched pitched roof.....

The roof design has extended the existing bathroom area breaking up the existing poor side elevation, whilst not detracting from the predominant chimney and gable'

I would concur with these observations.

Further detail on the window and door design was requested and this has led to the submission of an amended plan - P002B.

It is considered that the proposed design is sympathetic to the existing house in height, form, proportions, roof type and materials.

4.3.4 Impact on heritage assets

4.3.5 An amended plan (P002 Rev B) has been submitted which makes the following amendments:

- ☐ French door to west elevation
- ☐ Half Timber boarding to upper part of gables
- ☐ Two no. casement windows to south elevation instead of one large window
- ☐ Rainwater pipe to define the gable width

4.3.6 The conservation officer has assessed the amended plan as being a positive improvement to the scheme and now raises no objections.

4.3.7 The proposals as amended are considered to be acceptable in heritage terms.

4.3.8 Parking

The development has no parking implications

4.3.9 Biodiversity

4.3.10 This application is exempt from the need to deliver 10% biodiversity net gain under the Environment Act 2021 legislation

4.3.11 Climate Change

4.3.12 The proposed development is of a scale that will have no impact on local climate change.

4.4 **Conclusion**

The proposal is acceptable in planning terms.

4.5 **Alternative Options**

4.5.1 None applicable

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.

3. The external render colour shall match the existing render colour of the host building unless otherwise agreed and approved in writing by the Local Planning Authority.

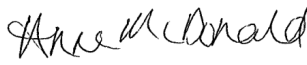
Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the grade II listed building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Policy HE1 of the Local Plan.

4. The new windows and external doors shall be manufactured in timber and externally white-painted unless otherwise agreed and approved in writing by the Local Planning Authority.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the grade II listed building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Policy HE1 of the Local Plan.

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 (paragraph 38) and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015.

Signed  Anne McDonald Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 12 December 2024	