

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
24/01860/LBC	Single storey rear extension and alterations to existing rear extension roof following demolition of existing conservatory. Internal and external alterations (as amended by plan no. P002B received 09.12.24)	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: No objection to amended plans.

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. Internal and external alterations (as amended by plan no. P002B received 09.12.24).

4.3 **Key Issues**

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.

4.4 **Conclusion**

The proposal is considered acceptable in listed building terms.

4.5 **Alternative Options**

- 4.5.1 None applicable

4.6 **Pre-Commencement Conditions**

- 4.6.1 I can confirm that the applicant is in agreement with the pre-commencement conditions that are proposed.

5.0 **Recommendation**

- 5.1 That listed building consent 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. Details of the roof tiles for the extension roof shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of that part of the development hereby consented. Thereafter the roof shall be covered in accordance with the approved details.

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 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

5. 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.

6. Sections details of the joinery/glazing/framing of the 3no. new double-casement windows shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of that part of the development hereby consented. Thereafter the windows shall be manufactured and installed in accordance with the approved details.

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.

7. Details of the rainwater goods shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of that part of the development hereby consented. Thereafter the rainwater goods shall be installed in accordance with the approved details.

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

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