DELEGATED FILE NOTE

CASE OFFICER: …Mark Simmons……

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
18/01352/LBC	Internal alterations	The Hoops Classified Road Sandon Lane To North Boundary Of Doebridge Farm Mill End Sandon Hertfordshire SG9 0RN

Submitted Plan Nos
6327-4 6327-6A 6327-6A

1.0 Policies

SECT12	Conserving and enhancing historic enviro
XHE1	Designated Heritage Assets

2.0 **Site History**

2.1 **99/00096/1HH** - Two storey side extension, (following re-routing of public footpath No. 23) and detached double garage.
CP 16.03.1999

99/00097/1LB - Two storey side extension.
CON 16.03.1999

17/04060/FPH - Single storey side extension (as amended by drawings received 01 February 2018).
CP 07.03.2018

17/04061/LBC - Single storey side extension and internal alterations (as amended by drawings received 01 February 2018).
CCON 13.03.2018

3.0 **Representations**

3.1 **Sandon Parish Council** – No comments received.

Press & site notices – No representations received.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The Hoops is grade II listed and is described in the list entry as:

"House, formerly a public house. Mid to late C17, extended C19. Timber frame, rendered. Tiled roof. 4 cells, lobby entry. 2 storeys. Ground floor: central entrance, door slightly recessed with bracketed hood, flanking 3 light small pane flush frame casements, a single light casement to right, to far left a second door. First floor three 2 light casements and a horizontal sliding sash to right. Rendered axial ridge stack behind entrance. Internal left end red brick ridge stack. Exposed purlins in left gable end. Attached to right and projecting forward is a C19 outshut, an entrance in inner elevation, hipped roof and stack. Right end 3 light casements and a 3 light dormer. Scattered casements to rear."

4.2 **Proposal**

4.2.1 See description above.

4.3 **Key Issues**

4.3.1 Considering that the works are internal alterations only, the key issue is to assess the impact of the proposal upon the building's special character. The works are entirely confined to an extension that was implemented under refs: 99/00096/1HH & 99/0097/1HH and would be an alternative to an internal arrangement that was more recently approved under refs: 17/04060/FPH & 17/04061/LBC. The proposed staircase would provide access to the first floor and would result in a reduction to the Master Bedroom requiring some modifications to this room but this would not affect the building's special character.

4.3.2 The two internal elevation drawings (both numbered 6327-6A and dated 09/05/18) submitted with this application are considered to be sufficiently well-detailed to negate imposing conditions other than the standard time limit condition.

4.4 **Conclusion**

4.4.1 It is considered that the proposed alterations will not occasion harm to the listed building, thereby, satisfying Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990, the aims of Section 12 of the NPPF and Policy HE1 of the North Hertfordshire Local Plan 2011 – 2031 (Proposed Submission, October 2016) and is **UNOBJECTIONABLE.**

5.0 **Recommendation**

5.1 That listed building consent be **GRANTED** subject to the following condition:

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  Simon Ellis Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 11 July 2018	