DELEGATED FILE NOTE

CASE OFFICER: ...Tom Donovan.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
18/01295/FPH	Single storey front extension, replace existing front and rear rooflights (as amended by drawings 1108/401B and 420 received 31/07/18 and drawings 1108/003B, 401B, 402C and 404C received 21/08/18).	14 Westbury Farm Close Offley Hitchin Hertfordshire SG5 3FL

Submitted Plan Nos

1108/001 1108/002A 1108/003B 1108/100 1108/101 1108/102A 1108/103 1108/104A 1108/105A 1108/400A 1108/401B 1108/402C 1108/403A 1108/404C 1108/405A 1108/420

1.0 Policies

1.1 **North Hertfordshire District Local Plan No.2 with Alterations**

Policy 7 – Selected Villages beyond the Green Belt
Policy 16 – Archaeological Areas of significance and other Archaeological Areas
Policy 28 – House Extensions
Policy 55 – Car Parking Standards

1.2 **National Planning Policy Framework.**

Section 12 – Achieving well designed places
Section 15 - Conserving and enhancing the historic environment

1.3 **Emerging Local Plan 2011-2031 (Approved by Full Council 11th April 2017).**

Strategic Policies
SP1 – Sustainable Development in North Herts
SP2 – Settlement Hierarchy
SP9 – Sustainable Design
SP13 – Historic Environment

Development Management Policies
D1 - Sustainable Design;
D3 – Protecting living conditions;
T2 - Parking
HE1 - Designated Heritage Assets
HE4 - Archaeology

1.4 **Supplementary Planning Document**

Vehicle Parking at New Development September 2011

2.0 **Site History**

2.1 None relevant.

3.0 **Representations**

3.1 **Public Notice/ local residents**
None received.

3.2 **Conservation**
No objection.

3.3 **HCC Archaeology**
No objection.

3.4 **Offley Parish Council**
No response received.

4.0 Planning Considerations

4.1 Site and Surroundings

4.1.1 14 Westbury Farm House is grade II listed and is part of a farmyard complex that has been relatively recently converted to residential. No.14 Westbury Farm Close forms part of the grade II listed entry known as North and East Barn Ranges at Westbury Farm, School Lane, Offley and which is described as follows:

"Ranges of barns. C17, roofs of N range altered in C19. Timber frame on low brick sill, dark weatherboarded, with steep pitched roofs E range now of corrugated asbestos N range slated, S end of E range half hipped. S barn a 4-bays, single-aisled barn facing W. Jowled posts, straight braces to tie-beams and arcade plate, mid-height rail in walls tenoned in-line. Clasped-purlin roof with 2 purlins to each slope, the upper on a high collar in each truss, the lower on inclined straight queen-posts. Aisle with aisle-ties on W side has been rebuilt with higher wall, flatter-pitched slated roof and double doors presumably on site of original gabled porch. Lower N barn has 2 aisles, the W aisle rebuilt, similar to other barn, some stepped, some swept jowls to pairs of arcade posts, curved braces to tie-beams, edge-halved scarf joint in wallplate. Single clasped purlin to each slope on inclined straight queen-posts. Long N range adjoining similar but roof structure renewed at steep pitch in C19."

The site is located in the Great Offley Conservation Area and an Area of Archaeological Significance.

4.2 Proposal

4.2.1 Single storey front extension and other alterations to the listed building.

4.3 Key Issues

4.3.1 The key issues for consideration are as follows:
--The effect on the setting and special character of the listed building and the character or appearance of the Great Offley Conservation Area.
--The effect on the living conditions of neighbouring properties.
--The effect on highway safety and car parking in the area.
--The effect on the archaeological record.
--Any other material considerations.

4.3.2 Impact on the listed building and conservation area
The Senior Conservation Officer has been consulted on the proposal and it is considered that, subject to the agreed amendments, the proposed development would not cause harm to the special character of the listed building and would not harm the character or appearance of the Great Offley Conservation Area.

4.3.3 Impact on the living conditions of neighbouring properties
In my view the proposed development is unlikely to have a significant impact on the living conditions of any of the neighbouring properties.

4.3.4 Impact on the archaeological record
Following consultation with Hertfordshire County Council it has become clear that the site has previously been investigated and no items of significance were found. Accordingly, the likelihood for archaeological potential is low and thus no further investigations are required.

4.3.5 Highways/car parking
The proposal would not cause harm to highway safety.

4.4 **Conclusion**

4.4.1 In the absence of material planning reasons to the contrary it is my view that planning permission should be **GRANTED**.

4.5 **Alternative options**

4.5.1 Not applicable.

5.0 **Recommendation**

5.1 That planning permission is **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. 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  Tom Rea Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 31 August 2018	