DELEGATED FILE NOTE

CASE OFFICER: …Mark Simmons……

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
18/00582/LBC	Alterations to existing bedroom to increase floor area within volume of existing building by part use of existing internal full height void	10 Stamford Yard Kneesworth Street Royston Hertfordshire SG8 5AN

Submitted Plan Nos
JOY/18/02 JOY/18/01

1.0 Policies

SECT12	Conserving and enhancing historic enviro
XHE1	Designated Heritage Assets

2.0 **Site History**

2.1 On 15th April 2003, planning permission (02/01775/1) and listed building consent (02/00414/1LB) were given for the conversion of this barn to two dwellings. In 2006 and then again in 2008, listed building consent was granted for an alteration to the entrance screen bringing the first floor forward nearer to the front face of the building. This has not been implemented.

06/00198/1LB – Installation of replacement external glazed screen.
CCON 28.04.2006

08/01797/1LB – Installation of replacement external/glazed screen and creation of utility room at ground floor.
CCON 30.09.2008

3.0 **Representations**

3.1 **Royston Town Council** – No objections

Press & site notices – No representations received.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 10 Stamford Yard is the eastern half of the barn conversion. It is situated on the northern edge of the yard set back into the site to the rear of Kneesworth Street. The other sides of the yard are framed by residential new build and conversion with houses on the south side of the yard and a block of flats on the west side.

4.1.2 The barn is listed Grade II. It is a 17th century timber-framed, boarded and tiled building 4 bays in length. Long slit windows have been introduced into the front elevation as part of the conversion with the screen, which is the subject of this application, being recessed into the original full height barn entrance. The walls of the interior recess are fully weatherboarded.

4.2 **Proposal**

4.2.1 See description above.

4.3 **Key Issues**

4.3.1 The key issue is to assess the impact of the proposal upon the building's special character and upon the character and appearance of the Royston Conservation Area. Apart from consideration of Section 12 of the NPPF and Policy HE1 of the North Hertfordshire Local Plan 2011-2031 (Proposed submission, October 2016), the proposal is also to be considered in terms of Sections 16 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

4.3.2 No historic fabric would be affected. The existing hall behind the screen is subdivided from the main space of the barn so the additional works to create a utility room would not affect the character of the barn's interior. The current deep recess of the existing screen gives a strong expression of the original barn opening. Though this will be reduced, a slight recess will remain and so the character of the barn entrance would still be retained. The appearance of the screen will remain the same so is unobjectionable.

4.4 **Conclusion**

4.4.1 In the context of the existing conversion, the proposed replacement screen will retain a clear expression of the original barn entrance so the character and appearance of the listed building will be protected. Therefore, I would recommend that consent be granted.

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: 24 April 2018	