North Hertfordshire District Council
Building Conservation comments

File Ref: 18/00565/FP
Date: 13/08/2018
Planning Officer: CP
Address: Green Farm, Law Hall Lane, Bendish, Hitchin SG4 8JD
Subject: Insertion of 3 dormer windows in carport roof, external staircase to first floor of carport together with alterations to car port and barn to facilitate conversion of barn to home office and car port converted to domestic fitness studio; replacement windows to main dwelling.

I reiterate that the on the basis that the internal alterations to the barn range and the replacement windows in the farmhouse do not require planning permission and if also taking on board the comments below regarding the dormers windows, first and foremost, I advise that the description is changed to perhaps the following: ***External alterations to south-east elevation of barn and adjacent garages to facilitate conversion of barn to home office. Install garage doors to one bay of car port. Insertion of two roof lights in carport roof and installation of external staircase to first floor of carport to facilitate conversion of first floor to domestic fitness studio.***

Following my comments on 06/08/2018 and subsequent email dated 09/08/2018, a revised scheme has been received today.

Car port
I am pleased to note that only 2no. roof lights are now shown to the fortn elevation and 1 no. double sized roof light proposed to the rear elevation. This is unobjectionable.

I also note that strap hinges have been applied to the garage doors and that the garage doors and garage dividing wall are now shown on drawing no. PL 101 C and are unobjectionable.

Suggested conditions

1. The garage doors shall be constructed in timber and in accordance with amended plan no. PL202 D these shall receive strap hinges and in accordance with plan no.PL101 C the doors shall be side hung unless otherwise agreed and approved in writing by the Local Planning Authority.

   Reason: to safeguard the special character of both buildings.

2. The outer face of the internal wall forming the new garage space in the car port shall be weatherboarded unless otherwise agreed and approved in writing by the Local Planning Authority.

   Reason: To safeguard the building's special character.

Recommendation
Based on the amended scheme received today, it is considered that the proposal will not occasion harm to the listed farmhouse or listed barn or harm the appearance of the Bendish Conservation Area. Subject to the above conditions, I raise **NO OBJECTION** on the basis that the scheme will satisfy the provisions of Sections 66

and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and as supported by the aims of Section 16 of the NPPF and Policy HE1 of the North Hertfordshire Local Plan 2011 - 2031 (Proposed Submission, October 2016).

Mark Simmons
Senior Conservation Officer