

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
24/02796/NMA	Move part of approved boundary over by 1m, relocate barn's parking spaces and place a no-parking restriction in front of existing house kitchen windows (as Non-Material Amendment to planning permission 23/01988/FP granted 09.01.2024)	67 High Street Whitwell Hitchin Hertfordshire SG4 8AH

Submitted Plan Nos

2.0 **Site History**

23/01988/FP: Conversion, extension and alteration of existing detached barn to create one 3-bed dwelling with associated parking, amenity space, boundary treatment and retaining walls following partial demolition of existing wing (as amended by plans received 29.11.23) . Granted 3/1/24

3.0 **Representations**

N/A

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

The former Maidens Head Pub located on the south side of the village within the High Street and has been converted into a private dwelling. A single storey rear extension has been added as part of the residential conversion works. The application site involves the adjacent and separately Grade II listed barn and an irregular shaped piece of land extending from the front curtilage of the original pub to the far southern boundary of the original pub garden.

4.3 Attached to the rear of the Grade II listed barn is a smaller, modern brick built barn with corrugated sheet roof. The site slopes up significantly towards the southern boundary.

4.4 The listing description for the historic barn is as follows:

“Barn. C18. . Timber frame dark weather-boarded with steep pitched thatch roof sheeted over in Black corrugated iron. A tall 4 bays barn against W boundary of property facing E. Double doors. Interior has unjowled posts and clasped purlin roof with slender spars for thatch. Included for group value.”

4.4 Whitwell is a category ‘A’ village in the Local Plan within which general development will be allowed under Policy SP2 of the North Herts Local Plan 2011 – 2031. The site is within the village boundary.

4.2 **Proposal**

- 4.2.1 Move part of approved boundary over by 1m, relocate barn's parking spaces and place a no-parking restriction in front of existing house kitchen windows (as Non-Material Amendment to planning permission 23/01988/FP granted 09.01.2024)

4.3 **Key Issues**

- 4.3.1 The proposed amendments are in 3 parts:

Movement of boundary fence: Considered acceptable as this alteration will have no material impact on the layout of the site or the approved built form of development.

Relocation of barns's parking spaces: Considered acceptable as this alteration will have no material impact on the layout of the site or the approved built form of development.

No parking restriction: Considered acceptable as this alteration will have no material impact on the layout of the site or the approved built form of development.

4.4 **Conclusion**

That permission be granted for the NMA

5.0 **Recommendation**

- 5.1 That planning permission be **AGREED**

Signed  Anne McDonald	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 10 March 2025	