DELEGATED FILE NOTE

CASE OFFICER: …Mark Simmons……

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
18/01033/LBC	Single storey rear extension following removal of conservatory and bay	Walnut Tree Farm 21 Walnut Tree Road Pirton Hitchin Hertfordshire SG5 3PX

Submitted Plan Nos

1.0 Policies

SECN16	Conserve + enhance historic environment
XHE1	Designated Heritage Assets

2.0 **Site History**

2.1 **17/02451/1HH** – Erection of rear orangery following demolition of existing rear conservatory.
CP 19.12.2017

17/02664/1LB – Erection of rear orangery following demolition of existing rear conservatory.
CCON 19.12.2017

18/01032/NMA – Replace one window on the east elevation of the extension with a timber door (as Non-Material Amendment to Planning Permission 17/02451/1HH granted 19/12/2017).
AGR 10.05.2018

3.0 **Representations**

3.1 **Pirton Parish Council** – No objection.

Press & site notices – No representations received.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 Walnut Tree Farm is a large detached grade II listed building situated within a large plot and located to the south side of Walnut Tree Road within the Pirton Conservation Area. The list description reads as follows:

"Farmhouse. S wing C16, main range late C17 in 2 phases, C18 rear extension with 4 gables incorporating existing stair tower. Timber frame S wing brick cased at front, exposed frame to side with red brick infill. Main range of red brick. Front roofslopes of old red tile, rear of slate. A large 2-storeys and attics, 3 windows wide house with N gable on roadside, facing W, with 2-storeys L-plan C16 wing at S end, now storage. This wing has a 2-bays hall range with external rear wall chimney, and 2-bays S crosswing projecting only to rear (E). Jowled posts, straight tension braces, and clasped purlin roofs. Planning and straight joint shows that S third of main house, adjoining S block, was built first as a single-cell block with internal S gable chimney, stair tower projecting to rear and 2-storeys narrow hipped-roof porch projecting to front. S gable parapet only. Symmetrical complementary block added to N with internal chimney, lobby entry, matching porch, rear stair tower, and N gable parapet. The floors are carried on chamfered and ogee stopped cross-beams. W front now lit by 3 triple-sash windows with segmental arches on each floor. Older flush box sash windows and blocked windows have flat gauged arches. The front has a chamfered plinth and plat band. Tall central chimney has recesses giving the effect of parallel square shafts. Large square S gable chimney. 2-storeys lower rear extension has 4 + 1 gables and sash windows with 3/6 panes. Interior has tall rooms. Passage has been built through large internal chimney from entrance to rear stair. Panelled parlour at N end with bolection moulded panelling and 2-panels doors. Chamber over has painted marbling on similar panelling."

4.2 **Proposal**

4.2.1 Listed building consent is sought for the erection of a single storey rear orangery following the demolition of the existing rear conservatory and bay and this application has only been submitted on the basis that there is no 'minor amendment' process pursuant to listed building control, hence, the change recently accepted under ref: 18/01032/NMA required the submission of a fresh application for listed building consent.

4.3 **Key Issues**

4.3.1 The key issue for consideration is the impact that the proposed extension would have on the special character of the grade II listed building and upon the appearance of the Pirton Conservation Area.

4.3.2 As stated above, a very similar scheme to that now under consideration was granted planning permission and listed building consent late last year and the change for which consent is being sought, relates to the rear east facing elevation. It is considered that the omission of a window and replacing this with a pair of patio doors would be a relatively minor change when compared with that approved last year and will not occasion harm to the listed building. It should be noted that application ref: 18/01032/NMA to *'Replace one window on the east elevation of the extension with a timber door (as Non-Material Amendment to Planning Permission 17/02451/1HH granted 19/12/2017)'* has already been granted.

4.4 **Conclusion**

4.4.1 No objection is raised to the removal of the playroom bay or the modern conservatory and it is considered that the proposed replacement extension will not harm the listed

building's special character or harm the character or appearance of the Pirton Conservation Area. It is, therefore, considered that the proposal is **UNOBJECTIONABLE** on the basis that the proposal would satisfy Sections 16 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and as supported by the aims of Section 16 of the Revised NPPF (July 2018) and Policy HE1 of the North Hertfordshire Local Plan 2011-2031.

5.0 **Recommendation**

5.1 That listed building consent be **GRANTED** subject to the same conditions as those imposed previously and set out as follows:

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.

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 listed building consent.

3. A sample panel indicating brick type, bond and mortar mix shall be erected on site close to where the extension is proposed and shall be inspected and approved in writing by the Local Planning Authority prior to the commencement of the extension hereby approved.

   Reason: To safeguard the listed building's special character to which this consent relates.

4. A sample of the clay plain tiles and half round ridge tiles for the extension shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the extension hereby approved.

   Reason: To safeguard the listed building's special character to which this consent relates.

5. The extension eaves shall incorporate exposed rafter feet and the rainwater goods shall be black-painted, cast-iron, half-round gutters and circular downpipes, unless otherwise agreed and approved in writing by the Local Planning Authority.

   Reason: To safeguard the listed building's special character to which this consent relates.

6. Section details of all new window and door joinery (including 1:1 scale drawings of the glazing bar profiles) together with details of method of opening (if applicable), shall be submitted to and approved in writing by the Local Planning Authority prior to the manufacture and installation of the doors and windows hereby approved.

Reason: To safeguard the listed building's special character to which this consent relates.

Signed  Simon Ellis Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 26 July 2018	