DELEGATED FILE NOTE

CASE OFFICER: …Anne McDonald……

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
18/01133/LBC	Single storey rear and side extensions. Replacement single detached garage and internal alterations to first floor, with ancillary works.	19A High Street Barkway Royston Hertfordshire SG8 8EA

Submitted Plan Nos
OS; 1204:01F; 1204:05A; 1204:08B; 1204:09A

1.0 Policies

SECN16 Conserve + enhance historic environment

2.0 Site History

2.1 Fairly extensive planning history for the site, including the associated planning application 18/01044/FPH.

3.0 Representations

1.0 Parish Council – no objection.
2.0 Conservation Officer – no objection subject to conditions.
3.0 HCC Historic Advisor – no comment.

4.0 Planning Considerations

4.1 Site and Surroundings

4.1.1 Two storey, semi-detached listed house positioned on the east side of the road. The house has a side garden with a detached garage rear of the house and a good sized rear garden. There are photos in Anite under the planning application.

4.2 Proposal

4.2.1 Two single storey extensions, replacement garage and internal alterations at first floor level to extend the bathroom.

4.2.2 Both a Design and Assess Statement and Heritage Statement have been submitted. These set out the history of the building and the design process the application has gone through.

4.3 **Key Issues**

4.3.1 No objection to this application. The Conservation Officer sates:

"No.19a High Street, Barkway is grade II listed and is located within Barkway Conservation Area therefore both the building and the area are regarded as Designated Heritage Assets for the purpose of applying the National Planning Policy Framework. The existing two storey rear extension was approved in 1995.

Following further negotiations an amended scheme was received on 29 July 2014 and I commented again in the August of that year providing a 'NO OBJECTION' recommendation and suggesting conditions".

4.4 **Conclusion**

4.4.1 The works are not considered to harm the character or setting of the listed building and no objection is raised to the application.

5.0 **Recommendation**

5.1 Grant LISTED BUILDING CONSENT subject to the following conditions:

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. A sample of the proposed plain clay tiles shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development hereby approved.

   Reason: To ensure that the completed development does not harm the special character of the listed building or the character or appearance of the Conservation Area.

3. The proposed rainwater goods shall be black-painted cast-iron or black powder-coated aluminium unless otherwise agreed and approved in writing by the Local Planning Authority.

   Reason: To ensure that the completed development does not harm the special character of the listed building or the character or appearance of the Conservation Area.

4. All new windows shall be vertically sliding sashes and externally white-painted with no

trickle vents unless otherwise agreed and approved in writing by the Local Planning Authority. Furthermore, 1:1 scale sections of the glazing bar section for the these windows together with the French doors on the East Elevation shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of that part of the development hereby approved.

Reason: To ensure that the completed development does not harm the special character of the listed building or the character or appearance of the Conservation Area.

Signed  Simon Ellis Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 31 July 2018	