DELEGATED FILE NOTE

CASE OFFICER: …Tom Donovan……

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
18/01187/LBC	Alterations and extension to grade II listed barn and alterations to adjacent curtilage-listed building to facilitate conversion to two semi-detached residential dwellings (as amended by drawings received 04/09/2018).	Lordship Farm Pirton Road Holwell Hitchin Hertfordshire SG5 3SS

Submitted Plan Nos
ASC.14.614 DR-A-001 P2 DR-A-105 P3 DR-A-110 P3 DR-A-111 P3 DR-A-112 P3 DR-A-200 P2 DR-A-201 P3 DR-A-202 P3

1.0 Policies

1.1 **National Planning Policy Framework.**

Section 12 – Achieving well designed places
Section 16 - Conserving and enhancing the historic environment

1.2 Sections 16 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990

2.0 **Site History**

2.1 15/03073/PN: Prior approval not required for the change of use of an agricultural building to one 6 bedroom dwelling and external alterations.

2.2 17/01696/1 and 17/01697/1LB: Demolition of existing structures and conversion of retained buildings to form four residential dwellings and other works. Applications withdrawn.

3.0 **Representations**

3.1 **Public Notice/ Local residents**
No representations received.

3.2 **Conservation**
No objection subject to conditions.

3.3 **Holwell Parish Council**
No response received.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The application site is located on Waterloo Lane at the far south-west end of Holwell. The site is currently occupied by a number of agricultural buildings which vary significantly in terms of their design, quality and age. One of the barns is Grade II listed and dates to the 17th century or earlier whilst there is some uncertainty as to whether the linked barn range is curtilage-listed although this too possibly dates to the 17th century with possible alterations in the 19th and 20th centuries. A very large modern agricultural building is located in the heart of the site whilst some other more modest agricultural buildings are located to the south/south-west corner.

4.1.2 The site associates with Lordship Farmhouse which is located to the east of the application site. The Farmhouse is Grade II listed and dates to the 17th century or earlier according to the listing.

4.1.3 Holwell is categorised as a Category B village although it is not proposed to have a defined settlement boundary and thus sits within the Rural Area beyond the Green Belt.

4.1.4 The application site is located within an Area of Archaeological Significance that covers the core of Holwell which has medieval origins although there is evidence of Roman occupation.

4.1.5 Footpath PRoW 6 runs through part of the application site. It links Waterloo Lane with Pirton Road.

4.2 **Proposal**

4.2.1 This development proposal comprises the following:

--Conversion of grade II listed building and associated curtilage-listed building to two semi-detached residential dwellings. Associated works include the demolition of a modern and extension and replacement with a single storey extension.

--Conversion of further un-listed agricultural building to two semi-detached residential dwellings following its part-demolition. Associated works include a proposed two storey front extension and new fenestration.

--Use of cart shed for covered parking.

--Car parking and landscaping in association with the above.

--Alterations to existing vehicular access and partial-widening of access road.

4.3 **Key Issues**

4.3.1 The key issue for consideration is the impact that the proposed development would

have on the special character, setting and significance of the listed and curtilage-listed building.

4.3.2 I have consulted the Senior Conservation Officer on the proposal and a number of amendments have been sought during the application process. Ultimately, whilst the Case Officer and Senior Conservation Officer have held discussions with the applicant in order to encourage a different overall approach for the site, the amended scheme is considered to more sensitively address the listed barn's external appearance when compared with the earlier submission and result in the listed barn being better revealed. Moreover it is considered that the conversion of the existing later agricultural buildings would not cause harm to the setting of the listed barn of the curtilage-listed building alongside.

4.3.3 It is considered that, subject to a number of suitably worded conditions, the proposal satisfies the provisions of Section 66 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).

4.4 **Conclusion**

4.4.1 The proposal satisfies Sections 16 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and as supported by the aims of Section 12 of the NPPF and Policy HE1 of the North Hertfordshire Local Plan 2011-2031 (Proposed Submission, October 2016).

4.5 **Alternative options**

4.5.1 None applicable.

5.0 **Recommendation**

5.1 That listed building consent is **GRANTED** 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. 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 permission.

3. Prior to the replacement of any part of the timber frame forming part of the listed barn and curtilage-listed outbuilding, the extent of works and confirmation of the type of material to be used, shall be submitted to and approved in writing by the Local Planning Authority prior to the frame replacements being introduced.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the listed barn under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

4. Notwithstanding the fact that both the listed barn and curtilage-listed outbuilding have existing slate roofs and that drawing no. DR-A-201 Rev P3 refers to 'Roof tiles to closely match existing in colour and appearance', the roofs of both buildings shall be covered with natural slate and any shortfall made up from slates to match, unless otherwise agreed and approved in writing by the Local Planning Authority.

   Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the listed barn and curtilage-listed outbuilding under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

5. A sample of the brick to be used to construct the plinth to the listed barn (Unit 2) shall be submitted to and approved in writing by the Local Planning Authority prior to the construction of the plinth hereby approved.

   Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the listed barn under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

6. All new windows, external doors and frames to glazed screens at Units 1 and 2 shall be constructed in timber unless otherwise agreed and approved in writing by the Local Planning Authority.

   Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the listed barn and curtilage-listed outbuilding under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

7. Full details of all insulation systems to external walls and roofs shall be submitted to and approved in writing by the Local Planning Authority prior to the installation of the insulation.

   Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the listed barn and curtilage-listed outbuilding under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Signed  Tom Rea Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF

Date: 27 September 2018	