NORTH HERTFORDSHIRE DISTRICT COUNCIL

Planning (Listed Buildings and Conservation Areas) Act 1990
Planning (Listed Buildings and Conservation Areas) Regulations 1992

DECISION NOTICE

Correspondence Address:
EHW Architects
Keynes House
Tilehouse Street
Hitchin
SG5 2DW

Applicant:
Mr P Cleworth

Application:	18/00566/LBC
Proposal:	Internal and external alterations to facilitate conversion of barn and immediate adjacent structure (not including car port) to home office together with 4no. replacement windows to main dwelling. (as amended by drawings received 13.8.2018)
Location:	Green Farm, Law Hall Lane, Bendish, Hitchin, Hertfordshire, SG4 8JD,
Approved Plan Nos:	001; PL100; PL101C; PL102C; PL200; PL201; PL202D; PL203C; PL204A; PL300; PL301; PL302;

PARTICULARS OF DECISION

In pursuance of its powers under the above Act and the associated Orders and Regulations, the Council hereby **GRANT LISTED BUILDING CONSENT** to the works described above and proposed by you in your application received with sufficient particulars on 8 March 2018.

The consent is 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. Full details as to the internal lining and insulation system for the walls and roof of the listed barn and adjacent lower range accommodating the Tea-point/WC/store shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of that part of conversion hereby approved.

   Reason: To safeguard the building's special character.

3. In accordance with the supplementary information prepared by Mill House Window Workshop and supporting this consented scheme, all new windows (4no. in farmhouse and 1no. in barn) shall: i) be manufactured in timber, ii) receive a 4:4:4 double glazing system with 21mm ovolo profile internal glazing bars and chamfered external bars; iii) be glazed using restoration glass; iv) avoid using trickle-vents; and v) be "puttied" in with dry glaze compound and shall also receive flush casements, unless otherwise agreed and approved in writing by the Local Planning Authority.

   Reason: to safeguard the special character of both buildings.

4. The framing to the glazed screens and entrance doors to the porch of the listed barn and to the lower adjacent structure shall be manufactured in timber unless otherwise agreed and approved in writing by the Local Planning Authority. Furthermore, the external finish to all windows, glazed screens and external doors 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 safeguard the building's special character.

5. Notwithstanding the strap hinges shown on the 'shutter' doors to the central lower section of the front elevation on drawing no.PL 202 D, the strap hinges to this pair of doors should be on the reverse side i.e. visible when the doors are closed, unless otherwise agreed and approved in writing by the Local Planning Authority.

   Reason: To safeguard the building's special character.

6. Details of the precise size and type of roof lights to be installed 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 safeguard the building's special character.

7. Details of all new internal doors 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 safeguard the building's special character.

Signed:



Development & Conservation Manager

Development Management
North Hertfordshire District Council
Council Offices
Gernon Road
Letchworth
Herts
SG6 3JF

Date: 20 August 2018

The Council's Privacy Notice is available on our website: https://www.north-herts.gov.uk/home/council-data-and-performance/data-protection/information-management-gdpr

NOTES

1 **Failure to satisfy conditions may invalidate this permission and/or result in enforcement action. Particular attention should be paid to the requirements of any condition in bold.**

2 Circular 04/2008 (Planning Related Fees) states that where an application is made under Article 21 of the Town and Country Planning (General Development Procedure) Order 1995, a fee will be payable for any consent, agreement or approval required by condition or limitation attached to the grant of planning permission.

3 No fee is payable for any consent, agreement or approval required by condition or limitation attached to the grant of a Listed Building Consent. The request can be informal through the submission of a letter or plans, or formal through the completion of an application form and the submission of plans. Any number of conditions may be included on a single request. The form is available on the Council's website: www.north-herts.gov.uk/home/planning/planning-applications/submit-planning-application

4 If you are aggrieved by this decision, you may appeal to The Planning Inspectorate, , within 6 months of this decision or, in exceptional circumstances, such longer period as the Secretary of State may agree.

Appeals can be made online at: https://www.gov.uk/planning-inspectorate.
If you are unable to access the online appeal form, please contact the Planning

Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

5 Under the provisions of section 8(2)(b) of the Planning (Listed Buildings and Conservation Areas) Act 1990, demolition of a building or part of a building that is listed by the Secretary of State as being of Special Architectural or Historic Interest may not be undertaken until notice of the intention has been given to the Royal Commission on Historical Monuments, Fortress House, 23 Savile Row, London W1X 2HE and the Commission subsequently have either been given reasonable access to the building for at least one month following the grant of consent, or have stated that they have completed their record of the building or that they do not wish to record it.

6 The District Council and County Highway Authority wish to ensure that, in the implementation of the development, hereby approved, the highway verge adjacent to the property is not damaged or does not become unsightly due to the stationing of skips, parking of vehicles, storing of building materials etc thereon. Your attention is, therefore, drawn to the provisions of Section 131 of the Highways Act 1980 and to the Hertfordshire County Council Bylaws 1955 (specifically relating to grass margins and verges in Letchworth) by virtue of which such actions, unless authorised by the prior grant of a licence, constitute a prosecutable offence. Persons responsible for undertaking the development and any associated works are, therefore, strongly encouraged to take appropriate steps to ensure that no breach of the said legislation occurs during the course of such activities. In the event of any damage being caused it will be expected that suitable reinstatement is undertaken upon completion of the development. Failure to do so could also result in legal action being pursued. To obtain information regarding the issue of licences, contact the Hertfordshire Highways, Northern Area Office, Antelope House, Gates Way, Stevenage, SG1 3HL or telephone 01438 757800.