DELEGATED FILE NOTE

CASE OFFICER: ...Melissa Tyler.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
18/01160/FPH	Retrospective application: works to existing store room to facilitate conversion into habitable space, consisting of removal of chimney stack and adjoining brick wall with replacement fenestration and doors.	2 Lordship Farmhouse Baldock Lane Willian Letchworth Garden City Hertfordshire SG6 2AR

Submitted Plan Nos

Location Plan; DD 859

1.0 Policies

SECT7 Requiring Good Design

SECT12	Conserving and enhancing historic enviro
LP2	Green Belt
LP30	Replace or Extension Dwellings Countrysi
LP57	Residential Guidelines and Standards
XD2	Hse Extns,Replacement Dwells,Outbuilding
XD3	Protecting Living Conditions
XHE1	Designated Heritage Assets

2.0 **Site History**

2.1 **10/00285/1HH** and **10/00286/1LB** Retention of close board fencing to match height of existing brick wall following removal of outward leaning central section of front boundary wall **GRANTED**

2.2 **15/01076/1HH** and **15/01077/1LB** Single storey rear extension **GRANTED**

3.0 Representations

3.1 Listed Building And Conservation Officer: Discussion - No objection
Need to determine whether listed building consent is required – applicant has been made aware this maybe required

4.0 Planning Considerations

4.1 **Site & Surroundings**

4.1.1 2 Lordship Farmhouse is a semi-detached listed dwelling located within the Willian Conservation Area. The dwelling is listed Grade II mid 19C farmhouse double fronted with brick elevations and a slate roof. The property has changed its aspect

and the rear elevation now is used as a front elevation and entrance which means the historically front garden between the dwelling and Baldock Lane is now enclosed and used as a rear garden. The dwelling has been subsequently divided in various properties.

4.2 **Proposal**

4.2.1 The application seeks permission for retrospective permission for existing conversion of a storeroom into habitable space consisting of the removal of an existing chimney stack and adjoining brick wall with the replacement of fenestration and doors with the inclusion of a skylight in the front roof slope..

4.3 **Key Issues**

4.3.1 The key issues here are whether the proposals has any impact on the visual amenity of the area, Conservation Area, openness of the Green Belt or impact on the amenities of any nearby residential properties.

4.3.2 The retrospective works applied for in this case are all acceptable in my view in planning terms. There are no adverse impacts upon neighbouring properties or public users. The skylight is not visible to public views. Therefore, I consider there to be no harm and indeed some improvement to the site's contribution to the character and appearance of the Conservation Area or has a detrimental impact on the openness of the Green Belt in this instance.

4.4 Conclusion

4.4.1 Recommend unconditional permission be granted.

5.0 **Recommendation**

5.1 That planning permission be **GRANTED**

Proactive Statement:

Planning permission has been granted for this proposal. Discussion with the applicant to seek an acceptable solution was not necessary in this instance. The Council has therefore acted proactively in line with the requirements of the Framework (paragraphs 186 and 187) and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015.

Signed	Development Management North Hertfordshire District Council Council Offices

 Simon Ellis Determining Officer	Gernon Road Letchworth Herts SG6 3JF
Date: 21 June 2018	