DELEGATED FILE NOTE

CASE OFFICER: ...Ben Glover.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
18/00258/LBC	External boiler enclosure and flue extension (existing boiler)	Burge End Farmhouse 4 Burge End Lane Pirton Hitchin Hertfordshire SG5 3QN

Submitted Plan Nos

Loc plan Existing site plan Elevations

1.0 Policies

1.1 **National Planning Policy Framework**

Chapter 7 - Requiring good Design
Chapter 12 - Conserving and enhancing the historic environment

2.0 **Site History**

2.1 No recent relevant planning history.

3.0 **Representations**

3.1 **Site Notice:**

Start Date: 09/04/2018 Expiry Date: 30/04/2018

3.2 **Press Notice:**

Start Date: 22/03/2018 Expiry Date: 12/04/2018

3.3 **Neighbouring Notifications:**

N/A

3.4 **Parish Council / Statutory Consultees:**

Pirton Parish Council – No objection.
HCC Archaeology – No comments received.
NHDC Conservation Officer – On balance no objection to proposal.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 No. 4 Burge End Lane is a two storey detached property situated on the edge of Pirton. The property is Grade II Listed with the following description:

- *Farmhouse. Early C17; in late C18 refaced in brick, extended both ends, subdivided and fireplaces added. Timber frame on stuccoed sill, roughcast and brick built W wing. Steep old red tile roof hipped over W end. A 2-cells and outshut, 2-storeys and attic, lobby entrance, internal chimney plan house facing N into farmyard, with gabled stair turret to rear of chimney, added 2-storeys W wing and lean-to E extension. N front is 3-windows wide with 2-lights flush casement windows to 1st floor and 3-lights to ground floor (2-lights to LH). W wing of red brick chequered with black brick over a roughcast apron and plinth. Entrance in middle of roughcast part with early C19 5-panels flush beaded door (fielded cross-panel in middle), reeded surround with corner blocks and flat hood on shaped brackets. Plan has original parlour in room, hall/kitchen in E room with outshut at rear which has a wide fireplace and domed brick oven. Axial beams, exposed framing with close-spaced studs, long straight tension braces cut into backs of studs, straight*

windbraces. Original staircase with closed-string, square newels with half-baluster, symmetrical balusters, heavy rounded handrail, obelisk finials. Massive posts and straight braces to tie-beams. On 1st floor a chamfered brick fireplace in chamber over parlour with depressed 4-centred head, blocked 3-lights S window with exposed timber frame. S wall of chamber over hall has blocked 3-lights ovolo-moulded mullioned window with iron intermediate bars. Moulded plank doors with iron hinges. Clasped-purlin roof with thin almost straight braces.

4.2 **Proposal**

4.2.1 Consent is sought for the placement of a boiler enclosure situated on the south east facing elevation. The enclosure would measure approximately 1.8 by 1.2m and feature a mono-pitched roof. The materials would consist of plain clay tiles and oak cladding to the front and sides of the enclosure.

4.3 **Key Issues**

4.3.1 The key issue for consideration is the impact the proposed extension would have on the special character of the Grade II Listed Building.

4.3.2 Paragraph 131- 135 of the NPPF seeks to sustain and enhance heritage assets. Paragraph 132 states that "when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the assets conservation...any harm or loss should require clear and convincing justification. Substantial harm to or loss of designated heritage assets of the highest significance, notably scheduled monuments, protected wreck sites, battlefields, Grade I and II* Listed Buildings, Grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional."

4.3.3 Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that "In considering whether to grant planning permission for development which affects a listed building or its setting, the Local Planning Authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which is possesses."

4.3.4 The proposed enclosure would be sited against the south east elevation of the host dwelling, visible from the highway. It is considered that the proposed development would be on balance acceptable given the limited scale of the enclosure and the materials used. Whilst visible, the development would not result in an unacceptable impact upon the special character of the Grade II Listed Building.

4.4 **Conclusion**

4.4.1 The proposal will not harm the listed building's special character or harm the character or appearance of the Hitchin Conservation Area

5.0 **Recommendation**

5.1 That planning permission be **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.

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  Simon Ellis Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 1 May 2018	