

ITEM NO:	<u>Location:</u>	Hindsmount, Maydencroft Lane, Gosmore, Hitchin, SG4 7QB
	<u>Applicant:</u>	Mr R Thake
	<u>Proposal:</u>	Additional brick pier supports (non-material amendment to planning permission ref no. 15/03240/1HH granted on 22 February 2016 for 'Remove existing boundary wall and replace with new timber picket fence with brick piers to front of property. Retention of new side boundary wall'.
	<u>Ref. No:</u>	16/02661/ 1NMA
	<u>Officer:</u>	Tom Rea

Date of expiry of statutory period: 16 December 2016

Reason for Delay (if applicable)

N/A

Reason for Referral to Committee (if applicable)

The applicant is a District Councillor

1.0 Relevant History

1.1 11/01000/1LB: Substantial demolition of existing front boundary wall and replacement wall including increase in height and bricking up of existing opening. Listed Building Consent granted 17/8/11

11/01605/1HH: Replacement of part of front boundary and side boundary walls including increase in height and bricking up of existing opening. Granted 17/8/11

15/03240/1HH: Remove existing boundary wall and replace with new timber picket fence with brick piers to front of property. Retention of new side boundary wall. Approved 22/2/16

2.0 Policies

2.1 **North Hertfordshire District Local Plan No.2 with Alterations (Saved Polices)**
Policy 2 - Green Belt
Policy 57 - Residential Guidelines and Standards

2.2 **National Planning Policy Framework**
Section 7: Requiring good design
Section 12: Conserving and enhancing the natural environment

3.0 Representations

3.1 **Site Notice/Adjoining occupiers:** None required

3.2 **NHDC Conservation officer :** Raises no objections

4.0 Planning Considerations

4.1 Site & Surroundings

- 4.1.1 Hindsmount is a grade II listed dwelling located on the north side of Maydencroft Lane, Gosmore. According to the list description, the house is C17 with an early C18 brick front and altered and extended in the early C19. The house is particularly well-proportioned and makes a very positive contribution to the character and appearance of Gosmore Conservation Area.

4.2 Proposal

- 4.2.1 The applicant seeks permission for a non-material amendment to a previously approved planning application for boundary walls and picket fencing. The non-material amendment involves the insertion of two additional brick pier supports within the approved picket fence/ boundary wall which is proposed along the front boundary of the property. The piers would be 1.6m in height and 300mm in width with stone pier caps.

4.3 Key Issues

- 4.3.1 The proposed additional piers would provide additional support to the approved front boundary picket fencing and would match in design and materials the four approved brick piers. No objections are raised by the Conservation officer. In my opinion the additional piers would result in a more robust construction and visually balanced appearance to the fence that would be in keeping with the setting of the listed building and the sympathetic to the visual amenities of the locality.

4.4 Conclusion

- 4.4.1 The development is considered acceptable in planning terms.

5.0 Legal Implications

- 5.1 In making decisions on applications submitted under the Town and Country Planning legislation, the Council is required to have regard to the provisions of the development plan and to any other material considerations. The decision must be in accordance with the plan unless the material considerations indicate otherwise. Where the decision is to refuse or restrictive conditions are attached, the applicant has a right of appeal against the decision.

6.0 Recommendation

- 6.1 That planning permission be **GRANTED**: