

ITEM NO:	<u>Location:</u>	67 High Street, Whitwell, Hitchin, SG4 8AH
	<u>Applicant:</u>	Mr Coleman Haut Limited
	<u>Proposal:</u>	Single storey rear extension following demolition of existing rear extension, shed and front porch. Consequential internal and external alterations to facilitate change of use from Class A4 (Drinking Establishment) to use as a single dwelling house Class C3 (Dwelling House).
	<u>Ref. No:</u>	17/00443/ 1LB
	<u>Officer:</u>	Tom Rea

Date of expiry of statutory period: 27 April 2017

Date of Expiry of Statutory Period:

30th July 2015. Extension of statutory period agreed until 18th September 2017.

Reason for Referral to Committee (if applicable)

Councillor Bishop has 'called-in' the application in the wider public interest

1.0 Relevant History

- 1.1 15/01184/1LB: .Single storey rear extension following part demolition of existing rear extension; Single storey rear extension following demolition of existing single storey lean-to extension. Front canopy following demolition of existing front porch. Internal and external alterations to facilitate change of use and refurbishment of building.(As amended by drawings W601A, W602A, W603A and W606A received 13/08/2015). Withdrawn 15/9/15

2.0 Policies

- 2.1 **National Planning Policy Framework**
Chapter 12 - Conserving and enhancing the historic environment
- 2.2 **Submission Local Plan 2011-2031**
Policy HE1 - Designated heritage assets

3.0 Representations

- 3.1 **Local Residents**
See representations received under planning application 17/00442/1.

NHDC Conservation officer:

Does not raise any objections to the proposals. Recommends a number of conditions.

4.0 Planning Considerations

- 4.1 **Site & Surroundings**

- 4.1.1 67 High Street is a grade II listed building which is situated within the Whitwell Conservation Area. It was previously known as The Maiden's Head Public House. There is significant garden land to the rear of the building whilst the area immediately at the front of the site is paved and has a continuous dropped-kerb between the front of the two properties either side of the site. Two detached outbuildings are situated along part of the western boundary of the site.

The listing description reads as follows:

"Public house. C18 or earlier origin, recorded as the Queen's Head in 1774, altered C19. Red brick possibly encasing a timber frame. Front roughcast with applied half-timbering to 1st floor; steep old red tile roof, main part hipped. A long 2-storeys and cellar building set back from the road facing N. Lower 2-storeys wing at E. E bay of main range has lower ground floor and 1st floor levels concealed by uniform roof. N front has central entrance up 4 steps with gabled trellis porch. 4 windows to ground floor. 3-lights small-pane casements but 2-light lower window to E bay, with a similar window over under the eaves. 2 gabled dormers on front eaves light the 1st floor. E wing has small 2-lights small-panes flush casement window to 1st floor and half-glazed 5 panels door. Cellar flap under W window of front. Interior has axial chamfered beams, large rearwall chimneys to 2 bays to E of door. Included for group value."

4.2 **Proposal**

- 4.2.1 Various internal and external alterations are required to enable the proposed conversion of the building and this includes the following:

A) Single storey rear pitched roof extension to provide reception room. The extension will have the following measurements: width of 4.6m, maximum depth of 4.3m, eaves height of 2m and ridge height of 4.3m. Plain clay tiles are proposed for the roof of the addition whilst the walls will have a brick plinth using bricks to match the existing with dark stained feather-edged boarding above.

B) Insertion of rear dormer window at first floor level on the rear elevation. The dormer window will be of a similar design and size to the existing dormer windows on the rear of the building although the cill will be raised to avoid the existing wall plate. The dormer window is proposed to serve bedroom 1.

C) Single storey rear extension following demolition of existing linked extension/ outhouse. The extension will have the following measurements: width of 2.5m, depth of 3.6m, eaves height of 1.7m and ridge height of 3m. The extension will provide a shower room for the bedroom situated at ground floor level at the east wing of the property. Plain clay tiles are proposed for the roof of the addition whilst the walls will be rendered to match that section of the existing building.

NB. The adjacent boundary wall will be re-capped with a solid brick course following the removal of the existing outhouse and its corrugated roof.

E) Demolition of existing front porch and provision of a lead roof painted timber canopy.

F) New frames in existing openings and enlarged openings on rear elevation.

G) Replacement of existing door on left-hand side of front elevation with fixed stable door with window.

H) Replacement of existing door on west facing flank elevation with openable stable door.

I) Internal alterations detailed on drawing W602A.

4.3 Key Issues

- 4.3.1 The key issue here and with reference to Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990, is as follows: ***"In considering whether to grant listed building consent for any works the local planning authority or the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special interest or historic interest which it possesses"***.
- 4.3.2 Whilst an alternative use to residential use may result in less harm to the building's significance such a use has not been proposed. Balanced against this is that residential use is more likely to secure the long term future of the building.
- 4.3.3 The Conservation officer concludes the following:

*If the viability testing proves that the building is unviable with an A4 use, I conclude that an objection on conservation grounds would be counter intuitive i.e. it would only serve to place an obstacle in the way of seeking an alternative (ideally optimum) long term viable use for this heritage asset. If this is the conclusion of the viability testing and if significant weight is given to this, then I will conclude that whilst a limited degree of harm would be occasioned to the listed building and to the conservation area, this would be less than substantial and outweighed by the aims of paragraph 134 of the NPPF. I would, therefore, find the internal and external alterations **UNOBJECTIONABLE**.*

4.4 Conclusion

- 4.4.1 Based on the comments received it is my view that the proposed development will not harm the special character of the listed building. It is therefore my recommendation that Listed Building Consent be **GRANTED**.

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 Listed Building Consent 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.

3. Prior to the commencement of that part of the development hereby approved samples of the following:
 - i) Plain clay tiles for the extension roofs;

- ii) Weatherboarding with stain finish to Reception Room extension;
- iii) Brick type for plinth to Reception Room extension

shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: To preserve the special character of the listed building

- 4. Details of the external finishes to all new windows 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 preserve the special character of the listed building.

- 5. All new windows shall be constructed in timber and full joinery section details thereof (including glazing bar profiles) 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 preserve the special character of the listed building.

- 6. Notwithstanding the approved plans, the precise size and position of the opening between Bedroom 1 (Room 11) and its associated Dressing Area (Room 13) shall be agreed and approved in writing by the Local Planning Authority prior to the commencement of that part of the alterations hereby approved.

Reason: To preserve the special character of the listed building.