

ITEM NO:		
	<u>Location:</u>	Hindsmount Maydencroft Lane Gosmore Hitchin Hertfordshire SG4 7QB
	<u>Applicant:</u>	Mr Richard Thake
	<u>Proposal:</u>	Single storey rear extension
	<u>Ref. No:</u>	20/00896/LBC
	<u>Officer:</u>	Tom Rea

Date of expiry of statutory period:

19.06.2020

Reason for delay

An extension to the statutory period within which to determine this application has been agreed by the applicant

Reason for referral to Committee

The application is made by an elected Member of the Council

1.0 Relevant Site History

1.1 493/73 Two storey rear extension, granted 26.11.73

1.2 1/01078/83 (703): Two storey side extension, granted 17.10.83

2.0 Policies

2.1 National Planning Policy Framework

Section 12: Achieving well-designed places

Section 16: Conserving and enhancing the historic environment

2.2 North Hertfordshire Emerging Local Plan 2011 - 2031

Policy HE1: Designated Heritage Assets

3.0 **Representations**

3.1 **St. Ippolyts Parish Council:** 'No objection'

3.2 **NHDC Conservation officer:** 'No objection'

3.3 **Site Notice / Adjoining occupiers:**

Letter received from Mr Moore of Hitchin Road, Gosmore supporting the application.

4.0 **Planning Considerations**

4.1 **Site and 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. The building was listed in 1987.

4.2 **Proposal**

4.2.1 The applicant seeks listed building consent for a single storey rear extension. The extension would take the form of a orangery / garden room style building incorporating largely timber framed glazed elevations on a brick plinth with a parapet style roof with roof lantern. The extension would be located onto a 1973 extension at the rear of the property and would be 4.58m wide and 4.6 m deep with a maximum height of 3.2m.

4.3 **Key Issues**

4.3.1 The key issue is whether the proposal is acceptable in terms of its impact on the historic fabric and setting of the host Grade II listed building.

4.3.2 **Impact on the historic fabric and setting of the listed building**

4.3.3 The Council's Conservation officer acknowledges that the extension would be built onto the gable end of the 1973 extension and therefore admits that there would be no loss of historic fabric. The officer also notes that the extension is set in from both sides of the gable end which is positive in design terms. The officer further acknowledges that a pitched roof option is not possible due to the proximity of the first floor windows and that although the cornice detail is rather 'chunky' and could be simpler, this detail is not of such concern as to raise an objection in heritage terms.

4.3.4 The Conservation officer is satisfied that the proposed extension would not harm the listed building's special character and suggests appropriate conditions should the LPA decide to grant listed building consent.

4.3.5 **Site Assessment**

4.3.6 This application has been assessed having regard to the submitted supporting information and photographs provided by the applicant in addition to photographs and notes that are available on the history files.

4.3.7 **Conclusion**

4.3.8 The proposed development is considered acceptable in terms of its impact on the Grade II listed building.

4.3.9 **Pre-Commencement Conditions**

4.3.10 I can confirm that the applicant is in agreement with the pre-commencement conditions that are proposed.

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. A photograph or actual sample of the bricks to be used in the extension shall be submitted to and agreed in writing by the Local Planning Authority prior to the commencement of the above ground level brickwork.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of this grade II listed building under Section 16(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

4. All new windows/doors/cornice shall be constructed in timber unless otherwise agreed and approved in writing by the Local Planning Authority.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of this grade II listed building under Section 16(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990.