

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>	20/00895/FPH
	<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 North Hertfordshire District Local Plan No. 2 with Alterations

Policy 2 – Green Belt

Policy 28 – House extensions

Policy 57 – Residential Guidelines and Standards

2.2 National Planning Policy Framework

Section 12: Achieving well-designed places

Section 13: Protecting Green Belt land

Section 16: Conserving and enhancing the historic environment

2.3 North Hertfordshire Emerging Local Plan 2011 - 2031

SP5: Countryside and Green Belt
SP2: Settlement Hierarchy and Spatial Distribution
Policy HE1: Designated Heritage Assets
Policy D1: Sustainable Design
Policy D3: Protecting Living conditions

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 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 issues are whether the proposal is acceptable in terms of Green Belt policy, the design and impact on the affected designated heritage assets and impact on neighbouring property.

4.3.2 Green Belt policy considerations

4.3.3 Policy 2 of the local plan states that '*planning permission will only be granted for new buildings, extensions and changes of use of buildings and land which are appropriate in the Green Belt and which would not result in significant visual impact*'.

My view is that the extension would not contravene this policy because it does not have any significant visual impact. In terms of more up to date national policy advice Paragraph 145 of the National Planning Policy Framework advises that the extension or alteration of a building is not inappropriate development '*provided that it does not result in disproportionate additions over and above the size of the original building*'.

4.3.4 In this case it is clear that Hindsmount has been extended substantially since its original timber framed construction back in the 17th Century however it is not certain as to what original parts of the building or extensions were removed to facilitate the more modern approved extensions. Taken cumulatively with the 1973 and 1983 extensions to the property however there is probably little doubt that this extension would result in a disproportionate addition to the original building and that the extension could be considered inappropriate development for the purposes of paragraph 145 of the Framework. That said, I consider that there are very special circumstances that exist that outweigh the harm arising from inappropriateness and these are as follows:

- ☐ The proposal involves a relatively minor increase in floor area
- ☐ The extension would be located at the rear of the building largely hidden from public views
- ☐ The extension would not harm the openness of the Green Belt given that Hindsmount is surrounded by other dwellings – the proposal would not result in encroachment into the countryside
- ☐ The site is to form part of the settlement of Gosmore as a Category 'A' village in the Emerging Local Plan and be excluded from the Green Belt

For all of the above reasons, I consider that there are very special circumstances apparent that overrides the limited harm arising from inappropriateness and that the development would not in fact be harmful to the openness of the Green Belt or its permanence in this location. The proposal can therefore be considered acceptable in terms of its impact on the Green Belt.

4.3.5 **Design and impact on the designated heritage assets**

4.3.6 The Gosmore Conservation Area and the Grade II building at Hindsmount are the designated heritage assets that need to be taken into account as far as this application is concerned.

4.3.7 In terms of the impact of the extension on the setting of the listed building the Council's Conservation officer acknowledges that the extension would be built onto the gable end of the 1973 extension and therefore 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 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.

4.3.8 The Conservation officer considers that the small scale and discreet location of the extension at the rear of the property means that there would be no adverse impact on the Gosmore Conservation Area.

4.3.9 I concur with the views of the Conservation officer that the proposals would not harm the listed building's special character or harm the character and appearance of the Conservation Area.

4.3.10 Impact **on neighbouring property**

4.3.11 The proposed rear extension is sited several metres away from all of the site boundaries most of which are well screen with vegetation. This, in addition to the small footprint and height of the extension means that the proposal is unlikely to have any adverse impact on neighbours amenity.

4.3.12 **Environmental mitigation**

4.3.13 The proposed development, by virtue of its limited scale in general terms, would have no significant implications for the local environment in terms of carbon emissions and would therefore be generally in compliance with Section 14 of the NPPF and Policy D1 of the Emerging Local Plan.

4.3.14 **Site Assessment**

4.3.15 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. Reference has also been made to the Gosmore Conservation Area Character Statement (2019).

4.3.16 **Conclusion**

4.3.17 The proposed development is considered acceptable in planning and heritage terms.

4.3.18 **Pre-Commencement Conditions**

4.3.19 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 planning permission be **GRANTED** subject to the following conditions:

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: To comply with the provisions of Section 91 of the Town and Country Planning 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.

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 (paragraph 38) and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015.