

ITEM NO:	
<u>Location:</u>	The Cottage Upper Green Ickleford Hitchin Hertfordshire SG5 3YF
<u>Applicant:</u>	Mr R Spicer
<u>Proposal:</u>	Rebuild front garden wall with knapped flint and brick banding
<u>Ref. No:</u>	19/01094/LBC
<u>Officer:</u>	Andrew Hunter

Date of Expiry of statutory period: 12th July 2019

Reason for delay:

An extension of time has been agreed to allow the application to be reported to Planning Committee.

Reason for referral to Committee:

Cllr North called in parallel planning application 19/01093/FPH in the wider public interest, which included the proposed front garden wall in addition to works to a rear outbuilding.

1.0 **Policies**

1.1 **Emerging Local Plan 2011 – 2031**

Section 2 – Strategic Policies
SP13: Historic environment

Section 3 – Development Management Policies
HE1: Designated heritage assets

1.2 **National Planning Policy Framework 2019**

Section 16: Conserving and enhancing the historic environment

2.0 **Relevant Site History**

- 2.1 05/00860/1LB - Reduction in size of existing openings and insertion of new windows; addition of roof insulation - all to single storey rear wing – Approved 28/07/05.
- 2.2 96/00248/1LB - Additional kitchen window – Approved 25/04/96.
- 2.3 91/00618/1LB - First floor rear extension, involving removal of existing roofs – Approved 03/07/91.
- 2.4 91/00617/1 - First floor rear extension – Approved 02/07/91.

2.5 86/00085/1 - Outline application (all matters reserved) for erection of one detached house with garage – Refused 10/04/86.

2.6 79/00189/1 - Erection of detached double garage following demolition of existing garage – Approved 09/02/79.

2.7 79/00142/1 - New Garage – Withdrawn 02/02/79.

3.0 **Representations**

3.1 **Conservation Officer** – The existing front wall has no special interest and its replacement is an acceptable way forward, although flint work is not a common building material in this part of the district (more prevalent to the east of the district), the wall design and height would complement the grade II listed front wall at Ickleford JMI School. Although a simple brick facing wall with half round cappings and tile oversailing course would be preferred or failing that a timber picket fence, I am prepared to support the proposal as currently drawn.

3.2 **Ickleford Parish Council** – No comments with regards to the wall.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The site is a two storey detached dwelling with a pitched roof. The rear party boundary with No. 6 Upper Green is comprised of a 1.8m high fence including an upper trellis section. The site is located in an area of residential character comprising terraced and dwellings. The dwelling is a Grade II listed building, and is within a Conservation Area.

4.2 **Proposal**

4.2.1 A replacement wall around the front garden of the site, which would be of brick with knapped flint panels.

4.2.2 The application was submitted with parallel planning application 19/01093/FPH for the wall. This application also proposes a pitched roof and other alterations to a detached garage in the rear garden, however listed building consent is not required for this as the garage is post-1948 and is not curtilage listed.

4.3 **Key Issues**

4.3.1 The key material considerations are whether the proposal is acceptable on heritage grounds regarding its impacts on the significance of the listed building as a heritage asset.

4.3.2 The existing front wall is of more recent construction than the application property, and is considered to be of relatively poor appearance albeit it is low rise. As such, there are no objections to its demolition.

4.3.3 The proposed wall would be low in height at 60cm, and would not be of such a height that the wall would appear visually dominant against the listed building. The use of

knapped flint panels is uncharacteristic of the application property. Impacts on the historic fabric of the listed building would be minor. Overall however the proposed wall would be a visual improvement to the existing, and would be considered to benefit the appearance and significance of the listed building.

4.3.4 There have been no objections raised by the Council's Conservation Officer, which is given significant weight. The impacts of the proposal on the character and appearance of the building and its significance as a designated heritage asset are considered acceptable.

4.4 **Alternative Options**

4.4.1 None applicable.

4.5 **Conclusion**

4.5.1 The proposed works are therefore considered to preserve the significance of the curtilage listed building as a heritage asset. In the absence of material planning reasons to the contrary it is my view that listed building consent is **GRANTED**.

5.0 **Recommendation**

5.1 **GRANT** listed building consent 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.