

DEVELOPMENT MANAGEMENT COMMITTEE – 11 JANUARY 2017

Application Number	a) 3/16/1735/HH b) 3/16/1934/HH c) 3/16/1935/LBC
Proposal	a) Erection of fencing and outbuilding; b) Renovation and refurbishment of Listed Building including removal of existing front gates and installation of new 5 bar gate and personnel gate and new timber weather boarding to front and side elevations; c) Internal and external alterations to listed building including installation of a new staircase. Creation of a family bathroom, addition of insulation, renovation and/or replacement of front door and windows, new entrance gates and new cladding to rear and side elevations.
Location	24 Green End, Braughing, Ware, SG11 2PG
Applicant	Mr Peter Boylan
Parish	Braughing CP
Ward	Braughing

Date of Registration of Application	a) 8 August 2016 b) and c) 6 September 2016
Target Determination Date	a) 3 October 2016 b) and c) ETA until 13 January 2017
Reason for Committee Report	Applicant is a Member of the Council
Case Officer	a) Stephen Emery b) and c) Antoine Commenville

RECOMMENDATION

- a) In respect of application ref: 3/16/1735/HH planning permission be **GRANTED**, subject to the conditions set out at the end of this report.
- b) In respect of application ref: 3/16/1934/HH planning permission be **GRANTED**, subject to the conditions set out at the end of this report.
- c) In respect of application ref 3/16/1935/LBC listed building consent be **GRANTED**, subject to the conditions set out at the end of this report.

1.0 Summary

- 1.1 These proposals comprise renovation works to a listed building and other domestic works within the curtilage of the building. The status of the building and its location in a Conservation Area require that consideration is given to the impact of the proposals on these

designated heritage assets, along with the requirement to consider appearance and residential amenity impacts.

2.0 Site Description

- 2.1 The application dwelling is semi-detached and located within the village of Braughing, the Braughing Conservation Area, and an Area of Archaeological Significance.
- 2.2 The dwelling is a grade II listed building.

3.0 Background to Proposals

- 3.1 Application 3/16/1735/HH seeks permission for the erection of fencing to the boundaries and a domestic shed within the curtilage of the above dwelling together with the erection of a new five bar entrance vehicle and pedestrian gates. This application seeks to regularise works which have already taken place at the property.
- 3.2 The new fence encloses the curtilage of this dwelling north, east and south, with the fences to the north and south, bounding numbers 26 Green End and Fleece House, 22 Green End respectively. The fence to the east forming the boundary with Braughing Bury.
- 3.3 The domestic shed is located to the southeast of the application dwelling, and is adjacent to the outbuildings serving 22 Green End. It is of a gabled, dual-pitched roof design with shiplap board walls and felt roof. Dimensions: width 3.04m, depth 6.03m, height to ridge 2.63m.
- 3.4 Application 3/16/1934/HH and the associated LBC seek permission for alterations to the listed building including the installation of a new staircase, removal of one staircase between first and second floor, creation of a family bathroom at first floor level, addition of insulation, a proposed new timber – frame canopy over the front door, renovation and/or replacement of doors, the replacement, lengthening, insertion and removal of windows, and new weatherboarding to rear and side elevations of a later rear extension.

4.0 Key Policy Issues

- 4.1 These relate to the relevant policies in the National Planning Policy Framework (NPPF), the pre-submission East Herts District Plan 2016 and the adopted East Herts Local Plan 2007:

Key Issue	NPPF	Local Plan policy	Pre-submission District Plan policy
Principle	Para 6-16	OSV1	VILL1
The layout, design and external appearance and neighbour impact	Section 7	ENV1 ENV5 ENV6	HOU11, DES3
Impact upon setting of listed building, Conservation Area and the Area of Archaeological Significance	section12	ENV1, BH6	HA1, HA3, HA4, HA7

Other relevant issues are referred to in the 'Consideration of Relevant Issues' section below.

5.0 Emerging District Plan

5.1 The Council resolved to proceed to the publication of its pre-submission version of the District Plan at the meeting of Council of 22 Sept 2016. Consultation on the Plan has recently been completed and the detail of the responses is now being considered by Officers. The view of the Council is that the Plan has been positively prepared, seeking to ensure significantly increased housing development during the plan period. The weight that can be assigned to the policies in the emerging plan can now be increased, given it has reached a further stage in preparation. There does remain a need to qualify that weight somewhat, given that the detail of the responses to the consultation is yet to be considered.

5.2 A Neighbourhood Area Designation has been made with regard to Braughing Parish, which means that a Neighbourhood Plan can be prepared. At this stage no draft plan has been released for consultation.

6.0 Summary of Consultee Responses

6.1 HCC Highway Authority Does not wish to restrict the grant of planning permission.

6.2 HCC Historic Environment Advisor sets out that the proposals are unlikely to have an impact upon heritage assets of archaeological

interest. The Historic Environment Advisor therefore has no further comment to make on it.

6.3 Historic England This application should be determined in accordance with national and local policy guidance, and on the basis of expert conservation advice.

6.4 The EHDC Conservation and Heritage Advisor submitted a number of comments during the consideration of the proposals with regard to the renovation works proposed to the building. Additional information was submitted, in the form of an assessment of the impact of the proposals on the historic significance of the building, which resulted in amendments to the proposals. Following these, the advisors has recommended that listed building consent can be granted.

6.5 Herts Ecology has no records of interest in relation to the site. Due to the nature of the proposals, Herts Ecology has no reason to ask for a bat survey but recommends a precautionary approach.

7.0 Parish Council Representations

7.1 Braughing Parish Council has raised no objections to the applications. Parish Councillors have commented that this building is in serious need of renovation.

8.0 Summary of Other Representations

8.1 The occupants of number 17 Church End have raised concerns with regard to the loss of trees on this site prior to the submission of this application, especially given the siting of the dwelling within a Conservation Area.

8.2 The occupants of number 22 Green End have raised no objections to the erection of an outbuilding; however, they comment that they would expect an outbuilding in a conservation area, which is visible from the road, and in the setting of listed buildings, to be constructed of materials sympathetic to the surroundings.

9.0 Planning History

9.1 The following planning history is of relevance to this proposal:

Ref	Proposal	Decision	Date
3/10/0575/LB	Removal and replacement of existing steps to front door	Approved	6 July 2010

10.0 **Consideration of Relevant Issues**

Principle

- 10.1 With regard to the principle of development, Members will be familiar with the presumption, set out in the NPPF, in favour of sustainable development. The site is within the boundary of the village as set out in the current Local Plan and the emerging District Plan, where development is acceptable in principle.

Layout, appearance and neighbour impact

- 10.2 Section 7 of the NPPF sets out the requirement for good design in all new development. When considering the impact of proposed development on heritage assets, the NPPF sets out (para 132) that significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. Harm is to be weighed against the public benefits of any proposal in making a decision, including securing its optimum viable use.
- 10.3 Local Plan policy ENV1 sets out that all development proposals will be of a high standard of design and reflect local distinctiveness. A similar approach is set out in emerging District Plan policy DES3 and policies HA4 and HA7 set out the required approach to be adopted to development in Conservation Areas and in relation to Listed Buildings respectively.
- 10.4 The adopted Conservation Area Assessment for the village notes the status of the building on this site as listed. There is reference in the Assessment to the harmful impact of fencing to the frontage of a property on Green End. The Assessment also refers, in general terms, to the need to ensure that new developments have a sympathetic impact on the character of the conservation area and the listed buildings it contains.
- 10.5 Taking the policy background into account then and considering first the fencing, this is of a close boarded design that, given the length of the land to the rear of dwelling, results in a precise and uniform

appearance. Officers consider that the scale and appearance of this fencing, proposed frontage gates relate to the residential use of the land, and will not detract from the architectural and historic significance of the dwelling as a grade II listed dwelling. The fencing and gates would additionally not harm the contribution that the site makes to the surrounding Conservation Area.

- 10.6 The outbuilding, as with the fencing, is of a design that reflects its use incidental to that of the dwellinghouse. The outbuilding is of a reasonable size; however, it is not of a scale that will detract from the appearance of the dwelling or its setting as a listed building. The point made through response to consultation, with regard to the materials of construction is noted given the architectural significance of the dwelling and its setting. However, the materials are not considered to harmfully detract from this appearance. It is additionally noted that the siting of the outbuilding in this location reflects the siting of outbuildings in the adjacent dwelling.
- 10.7 With regard to the impact on the amenity of neighbouring occupiers, the fencing gates and domestic shed are of a typical residential scale and design. There is no harmful impact as a result.

Heritage Impact

- 10.8 As noted, the site is located in the Conservation Area, Officers are of the view that the fencing, gates and domestic shed outbuilding will not be harmful in respect of this. The shed will be visible from the site frontage; however is set back and of a limited overall height. It will have a limited impact upon the spacing between the dwellings.
- 10.9 With regard to the proposed weatherboarding of the later rear extension of the dwelling, it is noted that this latter part of the listed building is of a more limited special interest and that the proposed weatherboarding is therefore acceptable.
- 10.10 In respect of the first floor bathroom, new staircase and removed staircase between first and second floor, the first floor bathroom has now been redesigned so as to retain the most significant elements of the staircase historic features (newel post, balusters).
- 10.11 In respect to the proposed new timber – frame canopy over the front door, renovation and/or replacement of doors, the replacement, lengthening, insertion and removal of windows, all alterations are considered acceptable and without detrimental impact.

- 10.12 Although the site is located within an Area of Archaeological Significance, the Historic Environment Advisor has commented that the proposal is unlikely to have an impact upon heritage assets of archaeological interest.
- 10.13 Officers therefore are of the view that these proposals would not result in any harm to the character or special interest of the listed building and neighbouring listed buildings, including the Braughing Chapel building. Indeed, significant beneficial weight can be assigned in relation to this matter, given that the renovations will enable a viable residential use to be implemented in the building, thus securing its longer term future. In respect of the duties placed on the planning authority then with regard to the requirement to ensure that the integrity of listed buildings is retained and that the character of the Conservation Area is preserved or enhanced, the proposals are considered to be acceptable in both respects.

11.0 Conclusion

- 11.1 The impact of the proposals on the listed status of the building is acceptable. The character of the Conservation Area is enhanced. There is no unacceptable impact with regard to layout, appearance or neighbour amenity. There are no other issues to which harmful weight should be attached.
- 11.2 Against this, significant positive weight can be assigned to the proposals, given the beneficial and viable residential use they enable, thus securing the long term retention of the building.
- 11.3 For these reasons Officers recommends that planning permission and listed building consent can be granted subject to conditions.

a) Application Ref: 3/16/1735/HH – Conditions

1. Approved plans (2E10)

Informatives

1. Other legislation.

Summary of Reasons for Decision

East Herts Council has considered the applicant's proposal in a positive and proactive manner with regard to the policies of the Development Plan, the National Planning Policy Framework and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015. The balance of the considerations having regard to those policies is that permission should be granted.

b) Application Ref: 3/16/1934/HH – Conditions

1. Three year time limit (1T12)
2. Approved plans (2E10)
3. Matching materials (2E13)

Informative

1. Other legislation.
2. Bats

Summary of Reasons for Decision

East Herts Council has considered the applicant's proposal in a positive and proactive manner with regard to the policies of the Development Plan, the National Planning Policy Framework and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015. The balance of the considerations having regard to those policies is that permission should be granted.

c) Application Ref: 3/16/1935/LBC – Conditions

1. Listed building three year time limit (1T14)
2. Listed building – new windows (8L03)
3. Listed building – new doors (8L04)
4. Listed building – new weatherboarding (8L07)
5. Listed building – new external rendering (8L08)

6. Listed building – rainwater goods (8L09)
7. Listed building – making good (8L10)

Summary of Reasons for Decision

East Herts Council has considered the applicant's proposal in a positive and proactive manner with regard to the policies of the National Planning Policy Framework and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015. The balance of the considerations having regard to those policies is that listed building consent should be granted.