

- 5f a) 3/13/1226/FP – Two Storey rear extension with alterations, and repairs/replacement of fenestration (amendment to permission reference 3/13/0295/FP), and
a) 3/13/1227/LB – Amendments to listed building consent 3/12/0294/LB (two storey rear extension with alterations repairs/replacement of fenestration) to amend proposed glazing on the South facing courtyard elevation and roof windows on the West facing courtyard elevation at 25 Castle Street, Hertford SG14 1HH for Mr and Mrs Thornton
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Date of Receipt: a) 02.09.2013
b) 02.09.2013

Type: a) Householder
b) Listed Building consent

Parish: HERTFORD

Ward: HERTFORD – CASTLE

RECOMMENDATION:

- a) That planning permission be **GRANTED** in respect of 3/13/1226/FP subject to the following conditions:
1. Three year time limit (1T121)
 2. Approved plans (2E10) – ‘286/L/01 DE; 286/L/009D’

Directive:

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 (Minerals Local Plan, Waste Core Strategy and Development Management Policies DPD 2012 and the ‘saved’ policies of the East Herts Local Plan Second Review April 2007; the National Planning Policy Framework and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2012 (as amended). The balance of the considerations having regard to those policies and the planning permission granted under reference 3/12/0295/FP is that permission should be granted.

- b) That listed building consent is **GRANTED** in respect of 3/13/1227/LB subject to the following conditions:
1. Listed Building - Three Year time limit (2E14)

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2. Listed Building- Samples of materials (2E12)
3. Listed Building -Timber Structure (8L01)
4. Listed Building- New Door (8L04)
5. Listed Building- new rainwater goods (8L09)
6. Listed Building – Making Good (8L10)
7. Listed Building – Repairs Schedule (8L11)

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) (Amendment No. 2) Order 2012. The balance of the considerations having regard to those policies and the Listed Building Consent granted under lpa reference 3/12/0294/LB is that listed building consent should be granted.

_____ (1226FP and 1227LB.AK)

1.0 Background:

- 1.1 The site lies on the southern side of Castle Street as shown on the attached Ordnance Survey Plan and is within the towns Conservation Area. The rear of the property backs onto Gascoyne Way. The dwellinghouse is of 16th century origins, extended and altered in the 18th and 19th centuries, and is Grade II listed. It is believed that the present building combines three separate original dwellings and that its current form evolved over time, thus creating the historic significance of this heritage asset.
- 1.2 Planning permission and listed building consent were granted in April 2012 (Ref: 3/12/0295/FP and 3/12/0294/LB) for a two storey rear extension to the house, together with various internal alterations, repairs/replacement of fenestration and the installation of integrated solar slates to the south facing gallery roof.
- 1.3 The current application seeks permission for a very similar scheme and the scale and style of the proposed extension would remain much as

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previously approved. The application however proposes various amendments to the detailed design of the proposed fenestration. These amendments are to alter the approved skylight to the west courtyard elevation, alter the size of the conservation rooflights; alter the framing to the glazing of the proposed extension and the introduction of a new oak beam (as advised by Building Control Officers).

1.4 These applications are being reported to Committee as one of the applicants is a Member of the Council.

2.0 Site History:

2.1 The relevant planning history for the site is as follows:

- Planning permission and Listed Building Consent granted under references 3/12/0295/FP and 3/12/0294/LB for two storey rear extension.
- Earlier applications made under references 3/10/1982/FP and 3/10/1983/LB, wherein permission was granted for two storey rear extension.

3.0 Consultation Responses:

3.1 The Hertfordshire Historic Environment Unit raises no objection.

3.2 The Council's Conservation Officer has recommended approval. They have commented that the proposed changes to the roof windows; increasing the number of doors; reducing the number of roof lights and the introduction of a new oak beam would have limited impact on the significance of the building and the heritage asset.

4.0 Town Council Representations:

4.1 Hertford Town Council have no comments to make on the applications.

5.0 Other Representations:

5.1 The applications have been advertised by way of press notice, site notice and neighbour notification.

5.2 No representations have been received as a result.

6.0 Policy:

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6.1 The relevant 'saved' Local Plan policies in this application include the following:

- SD1 - Sustainable development
- SD2 - Settlement Hierarchy
- ENV1 - Design and environmental quality
- ENV5 - Extensions to dwellings
- ENV6 - Extensions to dwellings - criteria
- BH6 - New developments in Conservation Areas
- IMP1 - Planning Conditions and obligations

6.2 The National Planning Policy Framework (NPPF) is also a material consideration in the determinations of these applications.

7.0 Considerations:

7.1 The principle of this proposed extension to the listed building has already been established with the grant of planning permission and listed building consent in April 2012.

Impact on the Listed Building and Conservation Area

7.2 Officers consider that, as with the previous approved scheme, the two storey rear extension, in the form of a modern orangery with an oak frame, would be of an acceptable scale in relation to the listed building. Its design is considered appropriate and would respect the character and setting of the building and the Conservation Officer indicates that it would therefore have limited impact on the designated heritage asset.

7.3 The internal alterations proposed have been assessed through a structural survey and are not considered to be extensive. There will, in Officers opinion, be limited impact on the historic fabric of the listed building and no objection has been raised by the Conservation Officer in this respect.

7.4 The proposed alterations to the originally approved roof glazing and fenestration are considered to have a limited impact on the significance of the building. The introduction of a new oak beam in order to comply with the advice given by Building Control Officers is also considered to have a limited on the significance of the heritage asset.

Neighbour amenity

7.5 Given the siting of the proposed extension, to the rear of the property and within a courtyard area, Officers are satisfied that there would be no

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adverse impact on any neighbouring properties.

Other Matters

7.6 All the conditions which were attached to the previous planning permission and listed building consent are repeated on these amended applications.

8.0 Conclusion:

8.1 The principle of the two storey rear extension has been established with the previous permissions granted and there are no significant changes in circumstances or policy that would justify a different decision being made in respect of this. The impact of the proposed alterations to roof glazing and fenestration upon the listed building and the conservation area are considered to be limited and acceptable.

8.2 It is therefore considered that the development complies with the relevant policies of the Local Plan and the NPPF and it is recommended that planning permission and listed building consent be granted subject to conditions.