

UTTLESFORD DISTRICT COUNCIL - PLANNING DEPARTMENT

DELEGATED CASES

Planning Application No: UTT/1246/99/FUL & UTT/1247/99/LB

NOTATION: Outside development limits/Area of Special Landscape Value/Grade II Listed Building.

RELEVANT HISTORY: Conversion of hall to five dwellings approved 1998. Conversion of hall to three dwellings awaiting decision.

APPLICANT'S CASE: The existing structure is in poor condition. Negotiations have taken place where the Conservation Officer has confirmed the appropriateness of a solid roofed sun room.

CONSULTATIONS: Design Advice, no objections subject to conditions.

PARISH COUNCIL COMMENTS: No objections but materials used will match existing.

REPRESENTATIONS: Two. Notification period expired 18 November 1999. Summary: We are against any further extensions to the hall, as it was considered suitable for a subdivision into five without any extensions. The sun lounge is quite large and would establish a precedent for future development and would pose a threat to the pond and the protected species living within.

PLANNING CONSIDERATIONS: This application relates to a Grade II listed hall to the north east of Hempstead. The application is for the demolition of an existing conservatory and the erection of a sun room.

The hall is set within a large plot of land, surrounded by established and mature hedging and tree lines with open agricultural fields beyond. An application to subdivide the hall into three dwellings is currently being considered. Revised plans have been submitted showing the proposal attached to the southern elevation of the hall, onto Plot 3. The proposal would have a smaller footprint than the existing conservatory. The only immediate neighbour, to the north east is sufficiently far enough away as not to be adversely affected by the proposal.

Although concern has been raised, querying why the sun lounge is required to help subdivide the hall, the extension is not required to facilitate the hall's subdivision rather to augment it. In addition no precedent will be set for further development of the site, which would be subject to a separate application. The visual impact of the proposal should be similar to that of the existing structure. Furthermore the extension, being on the southern end of the hall should not have any adverse impact on the pond to the north.

The proposal having no adverse affect on residential amenity or the character of setting of the listed hall complies with policies H7 and DC5.

RECOMMENDATION: APPROVAL WITH CONDITIONS

C.2.1. Time limit for the commencement of development.

Text.

Reason.

C.3.3. To be implemented in accordance with original and revised plans. The development hereby permitted shall be implemented in all respects strictly in accordance with the revised drawing no. 7A, dated September 1999, received 4 November 1999, in addition to those originally submitted which are not superseded, i.e. drawing no. 1C and the location plan, unless agreed in writing by the local planning authority.

Reason: To ensure the development will be carried out as approved and because any changes must be agreed in writing in advance by the local planning authority.

RECOMMENDATION: LISTED BUILDING CONSENT WITH CONDITIONS

C.2.2. Time limit for the commencement of development - listed buildings.

Text.
Reason.

C.3.3. To be implemented in accordance with original and revised plans. The works hereby permitted shall be implemented in all respects strictly in accordance with the revised drawing no. 7A, dated September 1999, received 4 November 1999, in addition to those originally submitted which are not superseded, i.e. drawing no. 1C and the location plan, unless agreed in writing by the local planning authority.

Reason: To ensure the works will be carried out as approved and because any changes must be agreed in writing in advance by the local planning authority.

C.90.A The roof of the development hereby permitted shall be clad in hand made clay tiles, samples of which shall be submitted for the written approval of the local planning authority.

Reason: To protect the character and appearance of the listed building.

C.90.B. The brick plinth of the development hereby permitted shall be constructed in soft clay red brick and Flemish bond to match existing.

Reason: To protect the character and appearance of the listed building.

C.90.C. All joinery shall be of painted timber with slender ovolo moulded glazing bars.

Reason: To protect the character and appearance of the listed building.

Has the notification period expired? YES/NO

Do representations require any additional comments in reply? YES/NO

Do representations justify the application being reported to committee? YES/NO

UTT/1245/99/POL + UTT/1247/99/LB

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