

ref. 3/862-8618

Date of receipt: Type: Listed Building Consent Area: - sq.m./ - hectares

RECOMMENDATION. *that subject to the agreement of the Secretary of State /consent be granted subject to following conditions:

- 1. Standard five year time limit condition (003)
- 2. Standard condition (040)
- 3. Standard condition (220)
- 4. Standard condition (221)
- 5. Standard condition (223)
- 6. Standard condition (224)

Reasons for conditions 1. Standard reason (003)

- B/GRD. Site
- 2. Standard reason (040)
 - 3. Standard reason (220)

Site and Surroundings: The site is situated on the east side of the Levens Green / Old Hall Green road. The former farmhouse and outbuildings are sited well back from the road, and are surrounded by open ground.

Proposal: Partial demolition, conversion, and partial conversion of two barns to three residential units and extension to brookhills garage.

CONS. IYTS: } Not applicable
 CS: }
 TWA: } History: -
 Dev. plans: -

REPS. Great Munden parish/town council has no objections which affect the grant of listed building consent

Advert. note: *press notice by applicant/council; site notice; neighbour notification

Third party reps: None

CONC. Planning issues. The main barn the subject of this application, has been greatly altered, over the course of its life and is now in such a condition that its contribution to the heritage has been greatly reduced. In spite of the fact that the barn is still fully used for the storage of building materials, in connection with the applicants private interests planning permission was given for the conversion to residential use, to two units. This change requires the introduction of a number of new windows, which ideally the structure would be better without. In view of the improvements to the exterior of the main building in terms of the removal of later unsympathetic excrescences however, it is considered that the visual improvements generally, will outweigh the over provision of windows etc. and therefore consent to the alterations should be granted.