

DELEGATED FILE NOTE

CASE OFFICER: ...Henry Thomas.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/02408/FP	Four dwellings (use class c3) together with associated car ports, access, parking and landscaping following demolition of No.2 equestrian buildings. (Amended plans received 17/11/25).	Glebe House New Inn Road Hinxworth Baldock Hertfordshire SG7 5HB

Submitted Plan Nos

224420-PL-01-100 224420-PL-01-200 224420-PL-01-300 224420-PL-01-301 224420-PL-02-100
 224420-PL-02-101 224420-PL-02-110 224420-PL-02-300 224420-PL-02-301 224420-PL-02-302
 224420-PL-03-100 224420-PL-03-101 224420-PL-03-300 224420-PL-03-301 224420-PL-03-302
 224420-PL-04-100 224420-PL-04-101 224420-PL-04-110 224420-PL-04-200 224420-PL-04-300
 224420-PL-04-301 224420-PL-S-00-001 224420-PL-S-00-100 Rev B 224420-PL-S-00-101 Rev B 224420-
 PL-S-00-102 Rev B 224420-PL-EX-300 - Barn 1 224420-PL-EX-301 - Barn 2

1.0 Policies

D1	Sustainable design
D3	Protecting living conditions
SP1	Sustainable development in North Herts
SP9	Design and Sustainability
CGB1	Rural Areas beyond the Green Belt.
CGB4	Exist buildings in the RA Beyond GB
T2	Parking
SECN12	Achieving well-designed places
SECN14	Meeting climate change,coastal,flooding

2.0 Site History

2.1 None relevant.

3.0 **Representations**

3.1 **Hinxworth Parish Council** – No objection.

3.2 **NHC Ecology** – No objection subject to conditions.

3.3 **NHC Environmental Health** – No objection subject to conditions.

3.4 **HCC Highways** – Does not wish to raise an objection and have provided conditions and informatives.

3.5 **Waste and Recycling** – None received.

3.6 **Site Notice and Neighbour Notification** – 3 neutral comments received relating to the provision of swift bricks.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The site is an equestrian yard on the west side of New Inn Road. The yard is served by an existing access onto New Inn Road. The Yard consists of two barn buildings. The site is located within Rural Area Beyond the Green Belt

4.2 **Proposal**

4.2.1 This is a full application for the redevelopment of site to provide 4 no. dwellings following demolition of 2 existing equestrian buildings, to include access, parking, and landscaping. The proposal seeks to erect three four bedroom dwellings around a green and one 3 bedroom dwelling along the access road. Each dwelling has off street parking garage for at least two cars and bike storage, and a modest rear garden. There are 2 visitor spaces proposed on the south side of the access road.

4.2.2 Plots 2-4 are two storey dwellings with kitchen / dining room, utility room, bathroom, lounge and study on ground floor level and bedrooms / en-suites at first floor level. Plot 1 is a 3 bedroom bungalow dwelling consisting of kitchen / dining / lounge, utility room, study and bedrooms with en-suite.

The proposed materials are:

Walls – Red brickwork and timber cladding.

Windows – White Aluminium

Roof – grey slate

4.3 **Key Issues**

Principle of Development – Rural Area Beyond the Green Belt

4.3.2 The Local Plan Policy SP2 sets out the hierarchy for new residential development within the District, with the main housing being to allocated sites and then with general development allowed within the category A villages, in-filling within category B villages and development for limited affordable housing and facilities for local community needs meeting the requirements of policy CGB2 in category C settlements. This site is located within a semi-rural context which falls outside of the category A, B and C settlements and is an area protected by the designation of Policy CGB1, Rural Areas beyond the Green Belt where there is a presumption against new development.

4.3.3 The criteria of Policy CGB1 states:

“In the Rural Areas beyond the Green Belt, as shown on the Policies Map, planning permission will be granted provided that the development:

- a) Is infilling development which does not extend the built core of a Category B village;*
- b) Meets a proven local need for community facilities, services or affordable housing in an appropriate location;*
- c) Is strictly necessary for the needs of agriculture or forestry;*
- d) Relates to an existing rural building;*
- e) Is a modest proposal for rural economic development or diversification; or*
- f) Would provide land or facilities for outdoor sport, outdoor recreation and cemeteries that respect the generally open nature of the rural area.”*

4.3.5 As the proposed development would relate to existing equestrian buildings, Policy CGB4 provides further guidance:

“Planning permission for the re-use, replacement or extension of buildings in the Rural Area beyond the Green Belt will be granted provided that:

- b) Any existing building to be converted for re-use does not require major extension or reconstruction;*
- c) The resultant building(s) do not have a materially greater impact on the openness, purposes or general policy aims of the Rural Area beyond the Green Belt than the original building(s); and*
- d) Any outbuilding(s) are sited as close as possible to the main building(s) and visually subordinate to them.”*

4.3.6 The proposal seeks a floorspace trade off with the existing equestrian buildings. The dwellings have been located to sit as closely to the footprint of existing buildings and thus minimizes their impact upon the openness of the Rural Area Beyond the Green Belt. Plot 1 is a bungalow designed to mimic the existing stables, plots 2-4 are two storey dwellings, although they would exceed the ridge of the existing barn by approximately 1m, the three dwellings in cumulation would not be as bulky as the existing barn.

4.3.7 The proposal is therefore not considered to harm the openness of the site when compared against the existing buildings. The proposal is compliant with policies SP2, CGB1 and CGB4 of the Local Plan.

Sustainability

- 4.3.8 The NPPF December 2023 version, like the versions before, sets out that the purpose of the planning system is to contribute to the achievement of sustainable development and that to achieve this the planning system has three overarching objectives. These are that development must have an economic, social and environmental objective. These core aims are reflected within the Local Plan Policies SP1 and D1.
- 4.3.9 Regarding economic sustainability, the build process will provide for local jobs and will contribute to the local economy. Socially, friendships may form between new neighbours and residents can join in with local clubs and activities if they wish. The new houses will have to meet the high environmental code of current building regulations with regards to insulation, double glazing, low energy light fittings, low flow water fittings and an energy efficient boiler and each house will be provided with EV parking provision secured by condition. Solar panels and ground source heat pumps are not included on the plans. A condition is recommended to ensure that a scheme of sustainability measures to address the climate change emergency is agreed and implemented on site. On this basis, the development is considered to be sustainable and comply with the aims of the NPPF and Policies SP1 and D1.

Layout, Design and Heritage Considerations

- 4.3.10 Policy D1 of the Local Plan states that planning permission will be granted for development proposals that respond positively to the sites local context and create or enhance the public realm. Policy SP9 of the Local Plan further considers that new development will be supported where it is well designed and located and responds positively to its local context. This is echoed in Section 12 of the NPPF.
- 4.3.11 Along this area within Hinxworth Road, there is sporadic development but is predominantly rural and open. The application site is set back sufficiently from the highway and therefore is not visible through the existing hedgerow. Two barns style dwellings have been erected opposite the site under ref with similar materials (brick plinth and timber cladding):
- 4.3.12 The proposed elevations have been amended to include pitched roofs on top of the first floor windows. The proposed design and materials are therefore considered sympathetic to this agrarian setting.

The Impact on Neighbouring Dwellings/Future Occupiers

- 4.3.13 Policy D1 of the Local Plan also requires that development proposals meet or exceed the nationally described space standards. Policy D3 of the Local Plan states that planning permission will be granted for development proposals which do not cause unacceptable harm to living conditions. These considerations are echoed within Section 12 of the NPPF.

Impact to future occupiers

- 4.3.14 The houses are acceptable in size, all exceeding the minimum space requirements of these standards. This, along with private rear gardens, on plot parking and bin and bike storage means that these houses can be considered to represent a good standard of amenity for future occupiers, and Policy D1 is considered to be met in this regard. The new homes will provide a

fairly traditional relationship with each other and will not give rise to unacceptable overlooking of each other's homes.

Impact on Neighbouring residential properties

- 4.3.15 The dwellings are sufficiently set off the boundary with the host dwelling Glebe House. The proposed side windows on Plot 4 at first floor level would serve a bathroom, I have recommended a condition for obscure glazing to ensure no overlooking would occur.
- 4.3.16 The application is therefore considered to be in accordance with the aims of Policy D3 of the Local Plan.

Highways and Parking

- 4.3.17 The site would be accessed via the existing access. The Highway Authority have formally commented on this application, stating no objection with conditions and informatives. It is not considered that nine dwellings in this location would have a significant material impact on traffic and highway safety in this area compared to the existing use of the site. The proposal provides adequate space to allow for vehicles to turn and exit the site in forward gear.
- 4.3.18 The provision of 2 parking spaces per dwelling, bicycle storage within the garages and 2 visitor parking spaces would satisfy the requirements under Policy T2 of the Local Plan.

Bin Stores and Collection

- 4.3.19 The proposed development would be served by a bin collection within the site that would not be visible from the site entrance and would therefore reduce the harm from bin blight on the street scene. Residents will be able to store bins in the ample spaces to the side and/or to the rear of the houses

Biodiversity and landscaping

- 4.3.18 The proposed development is supported by a biodiversity metric and ecological impact assessment which assures that a 10% biodiversity net gain can be achieved inline with Article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015. NHC Ecologist has recommended a condition for a Habitat Management Plan and Ecological Enhancement Plan to secure these gains.
- 4.3.19 The site would have a relatively small amount of new hard landscaping, and a large amount of new planting. The new hard landscaping is not considered excessive in relation to the size of the proposal. If permission was to be granted, details of new hard and soft landscaping would be required by condition. The proposal complies with Policy NE2 of the Local Plan.
- 4.3.20 With regards to public comments received asking for Swift Boxes, this is covered by the Ecological Enhancement Plan.

Other matters

- 4.3.21 Given the location of the dwelling within the Rural Area Beyond the Green Belt, a condition is recommended removing permitted development rights to prevent extensions to the dwellings,

that may harm neighbouring residential amenity and to prevent large garden outbuildings from being constructed without the consideration of the LPA.

4.4 Conclusion

- 4.4.1 The Council cannot demonstrate a five-year supply of deliverable housing sites – currently estimated at 3.9 years’ worth of supply – and therefore there is a potential presumption in favour of development as set out in Paragraph 11 of the NPPF. The nine new homes will make a minor contribution to the delivery of housing numbers in the District, which is a planning benefit, and the proposed scheme will have no harm on the setting of the neighbouring heritage assets, or adverse harm on the amenity of the neighbouring occupiers. The benefits of the application are therefore considered to be in accordance with the aims of Section 12 of the NPPF and Local Plan policies T1, T2, D1, D3, and NE4. The application is recommended for conditional permission.

4.5 Alternative Options

- 4.5.1 N/A

4.6 Pre-Commencement Conditions

- 4.6.1 N/A

5.0 Recommendation

- 5.1 That planning permission be **GRANTED** subject to the following conditions:

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: To comply with the provisions of Section 91 of the Town and Country Planning 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.

3. No development shall take place until an Ecological Enhancement Plan (EEP) for the creation of new wildlife features such as the inclusion of integrated bird/bat and bee boxes in buildings/structures, and hedgehog holes in fences has been submitted to and approved in writing by the local planning authority.

Reason: To ensure development is ecologically sensitive and secures biodiversity enhancements in accordance with the North Herts Local Plan policy NE4.

4. A lighting design strategy for biodiversity for the site shall be submitted to and approved in writing by the local planning authority. The strategy shall;
 - a) identify those areas/features on site to which bats and other nocturnal species are particularly sensitive and that are likely to cause disturbance in or around their breeding sites and resting places, or along important routes used to reach key areas of their territory, for example, for foraging,
 - and b) show how and where external lighting will be installed (through the provision of appropriate lighting contour plans and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent the above species using their territory or having access to their breeding sites and resting places.

All external lighting shall be installed in accordance with the specifications and locations set out in the strategy, and these shall be maintained thereafter in accordance with the strategy. Under no circumstances should any other external lighting be installed without prior consent from the local planning authority. Local Plan Policy NE4.

5. No development approved by this permission shall take place until a Phase 2 investigation report, as recommended by the previously submitted HESI Ltd report dated April 2025 (Ref: 19533), has been submitted to and approved in writing by the Local Planning Authority. Where found to be necessary by the phase 2 report a remediation strategy to deal with the risks associated with contamination of the site shall also be submitted to and approved in writing by the Local Planning Authority. The remediation strategy shall include an options appraisal giving full details of the remediation measures required and how they are to be undertaken. The strategy shall include a plan providing details of how the remediation works shall be judged to be complete and arrangements for contingency action.

Reason: To prevent unacceptable risk to Human Health and Controlled Waters and to prevent pollution of the Environment in accordance with the aims and Paragraphs 187(f), 196 and 197 of the National Planning Policy Framework (December 2024).

6. Prior to any permitted dwelling being occupied a validation report shall be submitted and approved in writing by the Local Planning Authority to demonstrate the effectiveness of any agreed Remediation Strategy. Any such validation shall include responses to any unexpected contamination discovered during works.

Reason: To prevent unacceptable risk to Human Health and Controlled Waters and to prevent pollution of the Environment in accordance with the aims and Paragraphs 187(f), 196 and 197 of the National Planning Policy Framework (December 2024).

7. Prior to the first commencement, the hereby permitted the vehicular access improvements, as indicated on drawing number 224420-PL-S-00-100 Rev A , shall be

completed and thereafter retained in accordance with details/specifications to be submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority. Measures to ensure the existing drainage channel at the access remains operational must be provided.

Reason: To ensure construction of a satisfactory access and in the interests of highway safety, traffic movement and amenity in accordance with Policy 5 of Hertfordshire's Local Transport Plan (adopted 2018).

8. Prior to the first use of the development hereby permitted, arrangement shall be made for surface water from the proposed development to be intercepted and disposed of separately so that it does not discharge onto the highway carriageway.

Reason: To avoid the carriage of extraneous material or surface water from or onto the highway in accordance with Policy 5 of Hertfordshire's Local Transport Plan (adopted 2018).

9. The window(s) at first floor level on the east elevation of Plot 4 of the development hereby permitted shall be permanently glazed with obscure glass.

Reason: To safeguard the privacy of the occupiers of the adjacent dwelling and to comply with Policy D3 of the North Hertfordshire Local Plan 2011 to 2031.

10. Before any development commences on site landscape details are to be submitted to and approved in writing by the LPA. The details must be implemented on site in the first planting season following the substantial completion of the development hereby permitted. The details shall include:

- a) what new trees, shrubs, hedges and grassed areas are to be planted, together with the species proposed and the size and density of planting;
- b) the location and type of any new walls, fences or other means of enclosure and any hardscaping proposed;
- c) details of any earthworks proposed.

Reason: To ensure the submitted details are sufficiently comprehensive to enable proper consideration to be given to the appearance of the completed development.

11. The approved details of landscaping shall be carried out before the end of the first planting season following either the first occupation of any of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which, within a period of 5 years from the completion of the development, die, are removed or become seriously damaged or diseased, shall be replaced during the next planting season with others of similar size and species, unless the Local Planning Authority agrees in writing to vary or dispense with this requirement.

Reason: To safeguard and enhance the appearance of the completed development and the visual amenity of the locality, and to comply with Policy NE2 of the North

12. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 as amended no development as set out in Classes A, B, C and E of Part 1 of Schedule 2 to the Order, (or any subsequent Statutory Instrument which revokes, amends and/or replaces those provisions) shall be carried out without first obtaining a specific planning permission from the Local Planning Authority.

Reason: Given the nature of this development, the Local Planning Authority considers that development which would normally be "permitted development" should be retained within planning control in the interests of the character and amenities of the area and to comply with Policy D1 and/or Policy D3 of the North Hertfordshire Local Plan 2011 to 2031.

Biodiversity Net Gain

1. The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for the development of land in England is deemed to have been granted subject to the condition "(the biodiversity gain condition)" that development may not begin unless:
- (a) a Biodiversity Gain Plan has been submitted to the planning authority, and
 - (b) the planning authority has approved the plan.
- The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan if one is required in respect of this permission would be North Hertfordshire District Council.
- There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply (<https://www.gov.uk/guidance/biodiversity-net-gain-exempt-developments>).
- Based on the information available this permission is considered to be one which will require the approval of a biodiversity gain plan before development is begun because none of the statutory exemptions or transitional arrangements are considered to apply.

Biodiversity Net Gain

2. The development shall not commence until a Habitat Management and Monitoring Plan (HMMP), prepared in accordance with the approved Biodiversity Gain Plan has been submitted to, and approved in writing by, the local planning authority and including;
- (a) a non-technical summary;
 - (b) the roles and responsibilities of the people or organisation(s) delivering the [HMMP];
 - (c) the planned habitat creation and enhancement works in accordance with the approved Biodiversity Gain Plan;
 - (d) the management measures to maintain habitat in accordance with the approved Biodiversity Gain Plan for a period of 30 years from the completion of development;
 - (e) the monitoring methodology and frequency in respect of the created or enhanced habitat to be submitted to the local planning authority.
- The agreed measures are to be implemented on site prior to the first occupation of the first dwellinghouse hereby approved and shall remain on site thereafter.

Proactive Statement:

Planning permission has been granted for this proposal. Discussion with the applicant to seek an acceptable solution was not necessary in this instance. The Council has therefore acted proactively in line with the requirements of the Framework (paragraph 38) and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015.

Signed  Anne McDonald	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 25 November 2025	