

DELEGATED FILE NOTE

CASE OFFICER: ...William Thompson.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
26/01262/FP	Single storey side and rear extension. Insertion of 1 rooflight to south facing roofslope. Provision of outdoor seating area.	Land Rear Of 78 High Street Codicote Hertfordshire SG4 8XD

Submitted Plan Nos

Location plan 101/B 108/C 107/D 112

1.0 Policies

D1	Sustainable design
D3	Protecting living conditions
T1	Assessment of transport matters
T2	Parking
HE1	Designated heritage assets
SECN12	Achieving well-designed places
SECN14	Meeting climate change,coastal,flooding
SECN16	Conserve + enhance historic environment

2.0 **Relevant site history**

2.1 25/01238/AD - Installation of 2 No. retractable awnings with logo to existing front elevation, replacement projecting blade sign and removal of No.2 projecting blade signs (amended by plan received 17/07/25)

Conditional Consent

2.2 25/01240/LBC - Installation of 2 No. retractable awnings with logo to existing front elevation, replacement projecting blade sign and removal of No.2 projecting blade signs (amended by plan received 17/07/25)

Conditional Consent

- 2.3 25/00054/LBC - Removal of two chimneys, insertion of one replacement rooflight and additional rooflight in rear roofslope. Insertion of rear entrance door to existing self-contained flat (Class C3) at first floor. Internal alterations (as amended by plans received 23/04/25)

Conditional Consent

- 2.4 25/00053/FP - Removal of two chimneys, insertion of one replacement rooflight and additional rooflight in rear roofslope. Insertion of rear entrance door to existing self-contained flat (Class C3) at first floor. Alteration to existing garage including front porch canopy and alterations to fenestration to facilitate change of use to wellbeing studio (Class E) (as amended by plans received 23/04/25)

Conditional Permission

3.0 **Representations**

3.1 **Neighbours** – One objection received:

- ☐ Concerns about increased noise impact.

3.2 **Archaeologist** – No comments.

3.3 **Environmental Health** – No objection. Given the size and nature of the venue, additional noise impact is considered acceptable.

3.4 **Conservation Officer** – No objection.

3.5 **Codicote Parsh Council** – None received.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

- 4.1.1 The site accommodated a Grade II listed, two-storey building with a pitched roof on a corner plot. The building adjoins another listed building, and there are numerous other listed buildings in most directions. Within the site boundary is a detached outbuilding that has been approved for the use of a wellness studio (Use Class E).
- 4.1.2 The ground floor of the building is a cafe (Use Class E) and the first floor is a residential flat (Use Class C3).
- 4.1.3 The site is in central Codicote at the north end of the High Street where the character is a mix of residential and commercial properties. The site is in a Conservation Area.

4.2 **Proposal**

- 4.2.1 The application proposes a single storey side/rear extension, as well as the insertion of 1no. rooflight to south facing roofslope, to the 'wellness studio' building. The application also proposes an outdoor seating area to be used in connection with the café.

4.3 **Key Issues**

- 4.3.1 The key material considerations are whether the development is acceptable in principle, design and heritage, impacts on residential amenity, highways and parking, and Biodiversity Net Gain (BNG).

Principle

- 4.3.2 The site is within the Codicote settlement boundary, where development is generally supported in principle. Furthermore, the proposed developments would support the existing employment uses on site, as to further the provisions of Policy ETC7 of the North Hertfordshire Local Plan 2011-2031 ('NHLP'). Thus, the proposal is acceptable in principle.

Design and Heritage

- 4.3.3 No.78 High Street is a Grade II listed building, and the site is situated within the Codicote Conservation Area. The proposal does not relate to development directly to the listed building. However, it needs to be assessed whether development within its setting would harm its significance. Likewise, the impact of the proposal upon the Codicote Conservation Area needs to be addressed. This is commensurate with the LPA's statutory duty under Sections 66 and 72 of

the Planning (Listed Buildings and Conservation Areas) Act 1990 to safeguard the significance of these assets, which is supported by Policies SP13 and HE1 of the NHLP. These policies are broadly commensurate with Section 16 of the NPPF.

- 4.3.4 The proposed side/rear extension to the wellness studio outbuilding would be of an appropriate design and scale, and would retain the character of a subservient outbuilding within the broader site context. Proposed materials would match existing, and the provision of 1no. roof light is not considered to have an adverse impact upon the character of the outbuilding. As a result, the proposed side/rear extension would neither have an adverse impact upon the setting of no.78 High Street, nor the character or appearance of the Codicote Conservation Area.
- 4.3.5 The proposed seating area, which would function as an extension to the café at no.78 High Street, would be situated in the green space between the no.78 High Street and the outbuilding. The outdoor seating area would not be fixed, meaning that a sense of openness between the outbuilding and no.78 would be retained. Thus, the proposed seating area would neither have an adverse impact upon the setting of no.78 High Street, nor the character or appearance of the Codicote Conservation Area.
- 4.3.6 The Council's Conservation Officer has not objected to the application, which is given significant weight. On the basis of the comments from the Conservation Officer, the proposed works are not considered to result in harm to the character and appearance of the Conservation Area, or in harm to the listed building with regard to its setting. Therefore, the proposal is considered to satisfy the provisions of Policies SP13 and HE1 of the NHLP, as well as Section 16 of the NPPF.

Neighbour Amenity

- 4.3.7 Regarding the proposed side/rear extension to the outbuilding, the bulk and massing of the proposal, and its single storey nature, would not give rise to unacceptable overbearing, overshadowing or overlooking impacts.
- 4.3.8 An objection in terms of noise impact has been raised by a neighbour; however, given the limited scale of the proposal and the size and nature of the venue (per the Environmental Health Officer), this is not considered to cause such harm as to be objectionable. To ensure that potential impacts are mitigated appropriately, the proposed seating area will be conditioned to be used solely in conjunction with the café at no.78 High Street, as to restrict the timing and degree of use.
- 4.3.9 Therefore, it is considered that the proposal complies with Policy D3 of the Local Plan.

Parking and Highways

- 4.3.10 The proposal will not impact the highway and will not be considered to generate vehicular traffic that could adversely affect the highway network.
- 4.3.11 Parking standards are set out in the Council's 2011 SPD. There are however no categories of development in the SPD that match what's proposed. In this case it's considered that two parking spaces exist outside the front of the garage building. The site is within walking distance of the centre of Codicote, with bus stops and on-street parking nearby. As the location of the site is more sustainable and expected staff and customer numbers using the wellbeing studio would be expected to be small, there are no objections regarding parking. The proposal complies with Policies T1 and T2 of the Local Plan, and Section 9 of the NPPF.

Biodiversity Net Gain (BNG)

- 4.3.12 This is a form of development which is exempt from BNG Legislation, defined under article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015 due it falling under the scope of the 'de minimis' exemption.

4.4 **Conclusion**

- 4.4.1 In the absence of material planning reasons to the contrary it is my view that planning permission is **GRANTED**.

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. The use of the outdoor seating area hereby permitted shall remain at all times ancillary to the business at no.78 High Street to which it relates, and it shall not be used for any other purposes.

Reason: To safeguard the residential amenity of neighbouring properties in accordance with Policy D3 of the North Hertfordshire Local Plan 2011 to 2031.

4. The outdoor seating area hereby approved shall only be used between the times of 08:00-16:00 in conjunction with the opening times of the business at no.78 High Street.

Reason: To safeguard the residential amenity of neighbouring properties in accordance with Policy D3 of the North Hertfordshire Local Plan 2011 to 2031.

Biodiversity Net Gain

1. This development is not subject to the statutory Biodiversity Gain Plan condition because it is considered exempt under the statutory exemptions (<https://www.gov.uk/guidance/biodiversity-net-gain-exempt-developments>) or transitional arrangements in respect of the biodiversity gain condition.

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: 31 July 2026	