

DELEGATED FILE NOTE

CASE OFFICER: ...Vicki Wood.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
26/00103/FPH	Single storey rear and side extension, formation of parking and vehicular access to the highway and boundary treatments, following demolition of existing rear and side extensions (as amended by plan received on 23/06/2026, 29/06/2026 and 28/07/2026).	The Lodge Bungalow 56 High Street Baldock Hertfordshire SG7 6BL

Submitted Plan Nos

01/LF/25 02/LF/25 03/LF/25 04/LF/25A 05/LF/25A 07/LF/25 AIA01 Rev A 06/LF/25 Rev G 08/LF/25 Rev B

1.0 **Local and National Policy**

1.1 **National Planning Policy Framework (NPPF) (2024)**

Section 2 – Achieving sustainable development

Section 12 – Achieving well-designed places

Section 14 - Meeting the challenges of climate change, flooding and coastal change

Section 16 – Conserving the historic environment

1.2 **North Hertfordshire Local Plan (2011-2031)**

Strategic Policies

Policy SP1 – Sustainable Development in North Hertfordshire

Policy SP2 – Settlement Hierarchy and Spatial Distribution

Policy SP9 – Design and Sustainability

Policy SP13 – Historic environment

Development Management Policies

Policy D1 – Sustainable design

Policy D2 – House extensions, replacement dwellings and outbuildings

Policy D3 – Protecting living conditions

Policy HE1 – Designated heritage assets

Policy HE3 – Non-designated heritage assets

Policy T2 – Parking

1.3 **Baldock, Bygrave and Clothall Neighbourhood Plan (2021)**

Policy G3 – Creating well-designed places

Policy G4 – Sustainable design

Policy G5 – Baldock Conservation Area

Policy G6 – Local heritage assets

1.4 **Supplementary Planning Design (SPD)**

NHC Sustainability (2024)

2.0 **Relevant Site History**

2.1 Pre-application advice was sought under 25/02789/PREH where the principle of development was supported.

2.2 Full history on case file.

3.0 **Representations**

3.1 Press, **Site and Neighbour Consultation** – Two comments have been expressed, one in support of the development from No.12 Alder Close, however, there is concern that a Holm Oak tree (T2) and a Yew tree (T1) should be retained. The objection is received from B&M Care Group, the said owners of Osbourne Court Care Home regarding the proposed red line of the application site regarding land outside of the ownership of the applicant and the area of land opposite the driveway to be kept clear and so preventing parking of vehicles along the footway.

3.2 **Baldock, Bygrave & Clothall NF** – None received.

3.3 **Highway Authority** – No objection.

3.4 **Conservation Officer** – No objection subject to conditions.

3.5 **Tree & Landscape Officer** – Objection due to lack of mitigating foundation design details and impact to root systems given finished floor levels, crown reduction of 50% to T1 Yew is excessive and no details of finished floor surfacing treatment is provided.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 56 High Street, Baldock lies on the southwest side of the High Street and comprises a single storey dwelling with associated garden land to the rear. The property is identified a Building of Local Interest (see below extract from the Register of Buildings of Local Interest), the front section including the dwelling lies within the Baldock Conservation Area whilst the rear section of garden to the southwest lies outside of the conservation area.

'The Lodge, 56 High Street. The Lodge is situated at the entrance of what was the drive of Elmswood Manor. Elmswood Manor was destroyed by fire in 1916. The lodge and the adjoining remains of the kitchen garden wall as well as the scattering of trees in this area provide information regarding the history and layout of the house and parkland, which covered a large area to the Southwest side of the town. The lodge is constructed in brick that has been painted white with a shallow Welsh Slate hipped roof, with over hanging eaves and brackets. The front elevation has a simple canted bay with narrow semi-circular arched sash windows.

Reasons for Inclusion:

- Local architectural interest: Special architectural design and important local building type.*
- Local historic interest: Important to the local history and development of Baldock.*
- Makes a particularly valuable contribution to the architectural, historic and visual*

quality of the Conservation Area.'

4.1.2 Two of the trees T1 and T2 are protected under TPO/00227 (2026) - North Hertfordshire District Council -The Lodge Bungalow, 56 High Street, Baldock, Hertfordshire, SG7 6BL confirmed on 16th April 2026.

4.1.2 The application site is within the settlement boundary for Baldock where development is generally acceptable subject to policy requirements.

4.2 **Proposal**

4.2.1 Single storey rear and side extension, formation of parking and vehicular access to the highway and boundary treatments, following demolition of existing rear and side extensions (as amended by plan received on 16/04/2026, 23/06/2026 and 29/06/2026).

4.2.2 The application has been amended to incorporate matters aimed at retaining T1 Yew tree with various amended documents reflecting the same. In addition, the amended proposal removed the gates to the vehicular access addressing concerns raised by the Highway Authority.

4.2.3 The application is accompanied by an Arboricultural Impact Assessment, Tree Constraints Plan and Tree Schedule reference AIA01 Rev A dated June 2026 prepared by Arbtech.

4.3 **Key Issues**

4.3.1 The key issues for consideration are as follows:

- The acceptability of the design of the proposed development and its resultant impact on the character and appearance of the Conservation Area and the BLI status of the property.
- The impact that the proposed development would have on the living conditions of neighbouring properties.
- The impact that the proposed development would have on car parking provision in the area.
- The impact that the proposed development would have on the environment.

Design and Appearance

4.3.2 The objectives of the National Planning Policy Framework (NPPF) include those seeking to secure the creation of high quality, beautiful and sustainable buildings and places (Section 12 – Achieving well-designed places). Paragraph 131 of the NPPF states that *“Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities”*. In this regard, Policy D1 and D2 of the Local Plan are consistent with the objectives set out within the NPPF.

4.3.3 Following the demolition of the existing side and rear extensions, the proposal would involve the construction of a new single-storey rear and side extension, together with the formation of a vehicular access and off-street parking area.

- 4.3.4 The proposed side extension would project from the southwestern flank elevation of the dwelling by just over 7.0 metres and would be set back from the existing elevation, ensuring a degree of visual separation between the existing building and the proposed addition. The side extension would incorporate a rear extension, resulting in a combined width of just over 8.9 metres along the southwestern elevation. The rear extension would extend towards the northeastern elevation facing the High Street. The extensions would provide additional habitable accommodation and increase the number of bedrooms from two to three. The design and appearance of the extensions are considered to respect the character of the existing property. Whilst it is acknowledged that the proposed development would more than double the footprint of the dwelling, this is considered acceptable in the circumstances, as it would facilitate the reoccupation and continued use of a building that has remained vacant for a number of years.
- 4.3.5 The northeastern elevation facing the High Street would remain unchanged. The southeastern elevation facing the approach to Park Drive would be one of elevations most affected by the proposed development. Whilst additional built form would be introduced, part of the extension would incorporate a flat roof, whilst the front section of the side extension would feature a hipped pitched roof set below the ridge height of the existing dwelling. Beyond the extension, a patio area is proposed. Additional openings are proposed on all elevations except that fronting the High Street. The principal entrance would be relocated to a new doorway, which would be provided with a canopy. The existing entrance door would be blocked internally but retained externally to preserve its historic appearance and contribution to the character and appearance of both the building and the Conservation Area.
- 4.3.6 In terms of ground levels, the existing block plan shows a retaining wall and steps providing access to the garden are to the southwest of the site. Whilst the proposed block plan indicates a patio area immediately adjacent to the southwester elevation of the dwelling, it remains unclear how this area would relate to the remaining garden space, the proposed ground levels and any potential impacts on T1 Yew which is located in close proximity to the proposed rear extension and patio area. Suitable conditions are appropriate to address both existing and proposed ground levels as well as proposed groundworks due to the location of T1.
- 4.3.7 New openings are shown as 'white timber look' doors and casement windows. Whilst such products may be acceptable in principle, given the building's locally important heritage status and its prominent location within the Conservation Area and on the High Street, it is considered appropriate for detailed window specifications to be secured by condition. The proposed white timber effect entrance door is considered acceptable.
- 4.3.8 The extensions would be constructed using materials that match, or closely complement, those of the existing dwelling. The submitted plans indicate painted white brickwork with a black brick plinth. This would ensure a cohesive appearance and an appropriate visual relationship with the host dwelling.
- 4.3.9 In addition to the proposed extensions, the application seeks permission for the formation of a vehicular access from the private road leading to Park Drive. An existing dropped kerb serves the site, and pedestrian visibility spays in both directions is provided. No objection has been raised by the Highway Authority.
- 4.3.10 Whilst the proposed extensions are significant in scale, they would not appear out of keeping with the prevailing character of the area and would not result in unacceptable

harm to the character of the existing dwelling. In design terms, the additions would not be visually detrimental to the character and appearance of either the host dwelling or the Conservation Area and would be in accordance with Policies D1 and D2 of the Local Plan and Section 12 of the NPPF.

Impact on Tree Preservation Order 26/00227 (2026)

- 4.3.11 The TPO refers to two trees on the site referenced as T1 and T2, T1 being a Yew tree and T2 being a Holm Oak. T1 lies to the southwest of the existing dwelling and would be impacted as a result of the proposed development. T2 lies alongside the proposed vehicular access and would be impacted to a much lesser extent.
- 4.3.12 The proposed development indicates that T1 (Yew) would be retained and subject to a crown reduction of 50% and a crown lift above extension roof level. Whilst the extent of works to the tree is considered excessive, an alternative reduction has been proposed by the Tree Officer which is to undertake a reduction in height by up to 2 metres and spread by up to 1.5 metres with a crown lift to 3 metres above adjacent ground level. Whilst these alternative works are considered more sympathetic to the long-term health, form and visual contribution of the tree, it is acknowledged that they may not adequately address future amenity concerns for occupants of the dwelling. This could increase the likelihood of pressure for further pruning works in the future and thereby place the long-term retention of the tree at risk.
- 4.3.13 Whilst significant weight is attached to the contribution made by T1 to the character and appearance of the Conservation Area and its wider environmental benefits, regard must also be had to the fact that the property has remained vacant for a number of years. A balance must therefore be struck between securing the retention of the tree and facilitating the re-use of the building with appropriately designed extensions. On balance, it is considered that the public benefit arising from bringing the property back into viable residential use outweighs the harm arising from the proposed works to T1. Nevertheless, it remains important that appropriate measures are secured to maximise the tree's long-term retention.

Whilst the Arboricultural Impact and Method Statement provide some details of measures to protect the trees T1 and T2, further details remain unclear and require securing by condition to ensure adequate protection as far as possible is afforded prior to any construction works commencing on site and to ensure T1's continued contribution to the character and appearance of the Conservation Area.

Impact on Heritage Assets

- 4.3.14 Within a Conservation Area, the Council has a duty to pay special attention to the desirability of preserving or enhancing the character or appearance of that area, in accordance with Section 72 of the Listed Building and Conservation Areas Act (1990). Furthermore, Section 16 of the NPPF sets out guidance relating to sustaining and enhancing both heritage assets and non-designated heritage assets. In this regard, Policies HE1 and HE3 of the Local Plan is consistent with the NPPF.
- 4.3.15 When considering the impact of proposed development on the significance of a designated and non-designated heritage asset (such as a Conservation Area and BLI),

the NPPF notes that great weight should be given to the asset's conservation; the more important the asset, the greater the weight should be.

- 4.3.16 The proposed development would not have any significant impact on the character and appearance of the conservation area. The proposed design and materials are considered sympathetic to the locality and to the conservation area and there would not be any harm to the heritage significance of the conservation area.
- 4.3.17 I am satisfied that the development is acceptable and in accordance with Policies HE1 and HE3 of the Local Plan and Section 16 of the NPPF.

Impact on Neighbouring Properties:

- 4.3.18 A core planning principle set out in the NPPF is to always seek to secure a good standard of amenity for all existing and future occupants of land and buildings. This principle is reflected in the provisions of Policy D3 of the Local Plan.
- 4.3.19 I am satisfied that the proposed extension, by virtue of its position on the property and its relationship to existing built form, would not impact existing residential amenity to any significant degree and would be in accordance with Policy D3 of the Local Plan and Section 12 of the NPPF.

Highways and Parking:

- 4.3.20 The proposed development includes formation of vehicular access from the private road leading to Park Drive which lies to the east of the site. The Highway Authority have raised no objection following the submission of revised plans removing proposed access gates and showing pedestrian visibility splays on both sides of the proposed vehicular access.

Biodiversity Net Gain (BNG)

- 4.3.21 The development is not subject to the statutory biodiversity gain condition, as it falls within one of the exemptions set out in paragraph 17 of Schedule 7A to the Town and Country Planning Act 1990 and the Biodiversity Gain Requirements (Exemptions) Regulations 2024

Environmental Implications

- 4.3.22 The Council's Sustainability Supplementary Planning Document (2024) seeks to ensure that new developments are future proofed against the challenge of climate change.
- 4.3.23 Section 14 of the NPPF sets out how the planning system should support the transition to a low carbon future. The principles set out in Section 14 are reflected in Policy D1 of the Local Plan, which sets out that development proposals should take all reasonable opportunities to reduce energy consumption and waste, retain existing vegetation and propose new appropriate planting, and future proof for changes in technology and lifestyle.
- 4.3.24 Based on the details submitted, the proposed development, is unlikely to have any significant implications for the local environment in terms of carbon emissions and

therefore would be generally in compliance with Policy D1 of the Local Plan and Section 14 of the NPPF.

4.4 **Conclusion**

- 4.4.1 The proposed development is considered acceptable and in accordance with Policies SP1, SP9, SP13, D1, D2, D3, HE1, HE3 and T2 of the Local Plan 2011-2031 and Sections 2, 12, 14 and 16 of the NPPF 2024.

4.5 **Alternative Options**

- 4.5.1 N/A

4.6 **Pre-Commencement Conditions**

- 4.6.1 The agent has agreed to the three pre-commencement conditions.

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 extensions hereby permitted shall be built in external materials to match the existing dwellinghouse unless otherwise agreed in writing by the Local Planning Authority.

Reason: To protect the visual amenities of the locality and to comply with Policies D1 and D2 of the North Hertfordshire Local Plan 2011 to 2031.

4. Before the commencement of any other works on the site, trees to be retained shall be protected by the erection of temporary chestnut paling or chain link fencing of a minimum height of 1.2 metres on a scaffolding framework, located at the appropriate minimum distance from the tree trunk in accordance with Section 4.6 of BS5837:2012 'Trees in relation to design, demolition and construction - Recommendations, unless in any particular case the Local Planning Authority agrees to dispense with this requirement. The fencing shall be maintained intact for the duration of all engineering and building works. No building materials shall be stacked or mixed within 10 metres of the tree. No fires shall be lit where flames could extend to within 5 metres of the foliage, and no notices shall be attached to trees.

Reason: To prevent damage to or destruction of trees to be retained on the site in the interests of the appearance of the completed development and the visual amenity of the locality, and to comply with Policy NE2 of the North Hertfordshire Local Plan 2011 to 2031.

5. No development shall commence until full details of any earthworks proposed within the root protection area/canopy spread of T1 (Yew), have been submitted to and approved in writing by the Local Planning Authority. The details shall include: existing and proposed site levels at fixed datum points, the proposed foundation design and construction methodology, finished floor levels, and details of all proposed ground surfacing. The development shall thereafter be carried out in accordance with the approved details.

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 Hertfordshire Local Plan 2011 to 2031.

6. Notwithstanding the approved plans, works to T1 (Yew) shall comprise of a reduction in height by up to 2 metres and spread by up to 1.5 metres with a crown lift to 3 metres above adjacent ground level. The works shall be undertaken only by a competent and suitably qualified arboricultural contractor or tree surgeon as capable of carrying them out to an acceptable standard.

Reason: In order that the works are undertaken by a suitably qualified contractor.

7. Where excavation is required within the root protection area/canopy spread of T1 (Yew), all works shall be undertaken by hand digging only, or using an approved air-spade methodology, under the supervision of a suitable qualified arboriculturist. Any roots encountered with a diameter greater than 25mm shall be retained and protected in accordance with BS 5837:2012 "Tree in Relation to Design, Demolition and Construction - Recommendations". Details of the proposed excavation methodology and arboricultural supervision shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development. The approved measures shall be implemented in full and retained throughout the construction period.

Reason: To safeguard the health, stability, and longevity of T1 (Yew), which is protected by Tree Preservation Order TPO/00227 (2026).

8. Prior to occupation of the development hereby approved, full details of the on-site storage facilities for waste including waste for recycling shall be submitted to and approved in writing by the local planning authority. Such details shall identify the specific positions of where wheeled bins, will be stationed and walk distances for residents including the specific arrangements to enable collection from the kerbside of the adopted highway/refuse collection vehicle access point [or within 15 metres]. The approved facilities shall be provided prior to the commencement of the use hereby permitted and shall be retained thereafter unless alternative arrangements are agreed in writing by the local planning authority.

Reason: To protect the amenities of nearby residents / occupiers and in the interests of visual amenity.

9. Full section details of the new windows including 1:1 scale detail of glazing system and glazing bar profile shall be submitted to and approved in writing by the Local Planning Authority prior to the manufacture of the new windows. Thereafter the new windows shall be installed in accordance with the approved details.

Reason: To ensure that special regard is paid to preserving the appearance of the Baldock Conservation Area under Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Policy HE1 of the North Hertfordshire Local Plan 2011 - 2031.

10. Notwithstanding the approved plans, the existing entrance door and semi-circular fanlight shall remain in-situ unless otherwise agreed and approved in writing by the Local Planning Authority.

Reason: To ensure that special regard is paid to preserving the appearance of the Baldock Conservation Area under Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Policy HE1 of the North Hertfordshire Local Plan 2011 - 2031.

Proactive Statement:

Planning permission has been granted for this proposal. The Council acted proactively through positive engagement with the applicant during the determination process which led to improvements to the scheme. 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: 30 July 2026	