

DELEGATED FILE NOTE

CASE OFFICER: ...Tabitha Kaye.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
26/00926/FPH	Part two storey and part single storey rear extension following demolition of existing rear extension and detached store. Installation of front hardstanding.	10 Midland Cottages Nightingale Road Hitchin Hertfordshire SG5 1RW

Submitted Plan Nos

2601 101 Rev C 2601 001 Rev D 2601 102 Rev B

1.0 Policies

SECN12	Achieving well-designed places
SECN16	Conserve + enhance historic environment
SP9	Design and Sustainability
SP13	Historic environment
D1	Sustainable design
D2	House exts, replcmnt dwellings outbuild
D3	Protecting living conditions
T2	Parking
HE1	Designated heritage assets
HE3	Non-designated heritage assets

2.0 **Relevant Site History**

2.1 No relevant site history.

3.0 **Representations**

3.1 **Site Notice and Neighbour Consultation** – None received.

3.2 **NHC Conservation** – No objection.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The application site accommodates a terraced two-storey dwelling located on a private road which branches from Nightingale Road, Hitchin. The site is within the Hitchin settlement boundary and is within the Hitchin Railway & Ransom's Rec. Ground Conservation Area. Nos.8-12 Midlands Cottages are identified as being non-designated heritage assets by the Hitchin Register of Buildings of Local Interest 2011.

4.1.2 The site forms part of a uniform terrace of mid-19th century cottages. The principal elevations of Midlands Cottages face Ransom Recreation Ground to the west, with the rear gardens facing commercial land to the east.

4.2 **Proposal**

4.2.1 Part two storey and part single storey rear extension following demolition of existing rear extension and detached store. Installation of front hardstanding.

4.3 **Key Issues**

4.3.1 The key issues for consideration are as follows:

- Design and impact on local character;
- Impact on the historic environment;
- Impact on neighbour amenity;
- Highways and parking matters;
- Impact on the environment;
- Biodiversity Net Gain (BNG).

Design and Impact on Local Character / the Historic Environment

4.3.2 Policies D1 and D2 of the North Herts Local Plan (NHLP) require that development proposals respond positively to the site's local context. Policy D2 specifies that extensions to houses should be sympathetic to the main dwelling in terms of scale, form

and orientation. These policies are broadly consistent with Section 12 of the National Planning Policy Framework (NPPF).

- 4.3.3 Policies SP13 and HE1 emphasise how permission will be refused where proposals would cause substantial harm or a loss of significance to a Heritage Asset - in this case, the Hitchin Railway & Ransom's Rec. Ground Conservation Area - and permission should be refused unless it can be demonstrated that the proposal is necessary to deliver considerable public benefits to outweigh this harm or loss. These policies comply with the LPA's statutory duty under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990. Policy HE3 supports the retention and preservation of non-designated heritage assets in principle. These policies are broadly commensurate with Section 16 of the NPPF.
- 4.3.4 The Hitchin Register of Buildings of Local Interest 2011 primarily attributes the special character of 8-12 Midlands Cottages to their historic interest, as well as they group aesthetic character: "white brick with red detailing and some original slate roofs (...) form both a group and focal point when viewed across Ransom's Recreation Ground." Midlands Cottages are also characterised by gable design roofs, which has been mimicked in similar rear extensions across the terrace (see 05/00273/1HH).
- 4.3.5 The scheme proposes a part two storey/part single storey rear extension in place of the existing rear extension. The single storey element would match the depth and width of the existing, and would feature bifold doors facing the rear garden, with red brickwork detailing to match the main dwelling. The two-storey element would have a smaller projection, with a depth of 3.7m. The gable roof of the two-storey element would be in alignment with the gable roof of the two-storey element. In terms of materials, the Conservation Officer has confirmed that the use of fibre cement slate roof tiles are acceptable in this context, and details of brickwork to match will be secured by condition in order to safeguard the special character of 10 Midland Cottages. The scale and design of the rear extension would therefore be sympathetic to the historic character of the site and neighbouring properties. On account of this, the rear extension would not have an adverse impact on the character of the Conservation Area, or views of the property from the Ransom Recreation Ground.
- 4.3.6 The proposed installation of hardstanding to the front would formalise the existing front parking area. Similar works have been implemented along the terrace. I therefore consider that the proposed hardstanding is acceptable.
- 4.3.7 Overall, the proposal is considered to accord with the requirements of the Planning (Listed Buildings and Conservation Areas) Act 1990, Policies SP13, HE1, HE3, D1 and D2 of the NHLP, as well as Sections 12 and 16 of the NPPF.

Impact on Neighbours

- 4.3.8 Policy D3 of the Local Plan permits development which would not harm the amenity of neighbouring occupiers and encourages the use of mitigation measures where necessary. Policy D3 is generally reflected by the provisions of the NPPF.
- 4.3.9 The single storey element would match the proportions of the existing rear extension. The two-storey element would be appropriately set back and would have a depth of 3.7m when measured from the existing rear elevation. In the context of the existing built form on site, the overall bulk and massing is considered to be acceptable for a mid-terrace property and would not give rise to unacceptable overbearing impacts to adjoining properties.
- 4.3.10 The two-storey element would be set in from the north side of the single storey element. As such, a sufficient gap between the two storey element and the first floor windows to the rear elevation of no.11 Midlands Cottages would be maintained. Plan no. 2601-101 demonstrates that the two-storey element would have a very minor encroachment when the '45 degree' angle rule is applied. This demonstrates that the proposed two-storey element would neither restrict outlook from the first floor window of no.11 Midlands Cottages, nor cause an unacceptable degree of overshadowing to the rear elevation of this property.
- 4.3.11 In relation to no.9 Midlands Cottages to the south, the two-storey element of the proposal would sit parallel with the gable roof slope of the single storey rear extension of no.9. Therefore, the proposal would not give rise to unacceptable overshadowing or overbearing to no.9 Midlands Cottages.
- 4.3.12 Overall, the proposal accords with Policy D3 of the NHLP and Section 12 of the NPPF.

Highways and Parking

- 4.3.13 10 Midlands Cottages provides sufficient on-site parking provision for a 2no. bedroom dwelling and therefore accords with Policy T2 of the NHLP.

Environmental Implications

- 4.3.14 Policy D1 of the NHLP outlines the Council's commitment to supporting climate change mitigation through the requirement for schemes to incorporate the principles of 'sustainable design'; with which the proposal is commensurate with. Policy D1 is broadly consistent with the aims of Section 14 of the NPPF. There are no other environmental implications as a result of the proposed development.

Biodiversity Net Gain (BNG)

4.3.15 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**.

4.5 **Alternative Options**

4.5.1 None.

4.6 **Pre-Commencement Conditions**

4.6.1 None.

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. Prior to the commencement of development, details or samples of the brick type(s) for the rear extensions shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the brickwork shall be undertaken in accordance with the approved brick type(s).

Reason: To ensure that special regard is paid to the character of the area and the non-designated heritage asset under Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, and Policies HE1 and HE3 of the North Hertfordshire Local Plan.

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: 30 July 2026	