

DELEGATED FILE NOTE

CASE OFFICER:

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
26/00327/LDCP	Rear roof extension, replacement window in existing rear dormer and insertion of one rooflight in front roofslope.	18 Ickleford Road Hitchin Hertfordshire SG5 1TJ

Submitted Plan Nos

Location Plan Rev.B-SG5-1TJ-18-01 Rev B

1.0 Policies

2.0 **Site History**

- 2.1 19/01350/FPH: Single storey rear extension, raising of roof ridge, and rear dormer extension to facilitate conversion of loft space into habitable accommodation. Conditional Permission (31/07/19).
- 2.2 16/02947/1NCS: Single storey rear extension with the following dimension: Length (measured from rear wall of original house) - 4.4 metres. Prior approval not required (22/12/16).
- 2.3 16/02931/1PUD: Insertion of dormer window in rear roofslope and one rooflight to front roofslop to facilitate conversion of loft to habitable accommodation. Granted (29/11/16).

3.0 **Representations**

- 3.1 No consultation required.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

- 4.1.1 The application site accommodates a two-storey with basement, end of terrace dwelling situated on Ickleford Road, Hitchin. The site benefits from front parking provision and a rear garden.

4.2 **Proposal**

- 4.2.1 A Certificate of Lawfulness (proposed) is sought for a rear roof extension, replacement window in existing rear dormer, and the insertion of one roof light to the front roof slope.

4.3 **Key Issues**

- 4.3.1 The key issues for consideration are whether the proposed developments would require a specific planning permission, or be considered 'permitted development' in line with the Town and Country Planning (General Permitted Development) (England) Order 2015 (hereafter 'the Order 2015').

Class B – Rear Roof (Dormer) Extension

- 4.3.2 ***B. The enlargement of a dwellinghouse consisting of an addition or alteration to its roof.***

Development not permitted

B.1 Development is not permitted by Class B if—

(a) permission to use the dwellinghouse as a dwellinghouse has been granted only by virtue of Class G, M, MA, N, P, PA or Q of Part 3 of this Schedule (changes of use).

Complies.

(b) any part of the dwellinghouse would, as a result of the works, exceed the height of the highest part of the existing roof.

Complies.

(c) any part of the dwellinghouse would, as a result of the works, extend beyond the plane of any existing roof slope which forms the principal elevation of the dwellinghouse and fronts a highway;

Complies.

(d) the cubic content of the resulting roof space would exceed the cubic content of the original roof space by more than—

- | | | |
|--------------------|-----------------------------------|--|
| <i>(i)</i> | <i>a terrace house, or</i> | <i>40 cubic metres in the case of</i> |
| <i>(ii)</i> | <i>case.</i> | <i>50 cubic metres in any other</i> |

Complies.

(e) it would consist of or include—

- | | |
|--------------------|---|
| <i>(i)</i> | <i>the construction or provision of a verandah, balcony or raised platform, or</i> |
| <i>(ii)</i> | <i>the installation, alteration or replacement of a chimney, flue or soil and vent pipe.</i> |

Complies.

(f) the dwellinghouse is on article 2(3) land.

Complies.

(g) the dwellinghouse is built under Part 20 of this Schedule (construction of new dwellinghouses).

Complies.

(h) the existing dwellinghouse has been enlarged in reliance on the permission granted by Class AA (enlargement of a dwellinghouse by construction of additional storeys).

Complies.

Conditions

B.2 Development is permitted by Class B subject to the following conditions—

(a) the materials used in any exterior work must be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse;

(b) the enlargement must be constructed so that—

(i) other than in the case of a hip-to-gable enlargement or an enlargement which joins the original roof to the roof of a rear or side extension—

(aa) the eaves of the original roof are maintained or reinstated; and

(bb) the edge of the enlargement closest to the eaves of the original roof is, so far as practicable, not less than 0.2 metres from the eaves, measured along the roof slope from the outside edge of the eaves; and

(ii) other than in the case of an enlargement which joins the original roof to the roof of a rear or side extension, no part of the enlargement extends beyond the outside face of any external wall of the original dwellinghouse; and

(c) any window inserted on a wall or roof slope forming a side elevation of the dwellinghouse must be—

(i) obscure-glazed, and

(ii) non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed.

The proposal complies with the above criteria.

4.3.3 C. Any other alteration to the roof of a dwellinghouse.

C.1 Development is not permitted by Class C if -

(a) permission to use the dwellinghouse as a dwellinghouse has been granted only by virtue of Class M, MA, N, P, PA] or Q of Part 3 of this Schedule (changes of use);

Complies

(b) the alteration would protrude more than 0.15 metres beyond the plane of the slope of the original roof when measured from the perpendicular with the external surface of the original roof;

Complies

(c) it would result in the highest part of the alteration being higher than the highest part of the original roof;

Complies

(d) it would consist of or include—

(i) the installation, alteration or replacement of a chimney, flue or soil and vent pipe, or

(ii) the installation, alteration or replacement of solar photovoltaics or solar thermal equipment;

Complies

(e) the dwellinghouse is built under Part 20 of this Schedule (construction of new dwellinghouses).

Complies

Conditions

C.2 Development is permitted by Class C subject to the condition that any window located on a roof slope forming a side elevation of the dwellinghouse must be—

(a) obscure-glazed; and

(b) non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed.

Complies

4.4 Conclusion

- 4.4.1 A Certificate of Lawfulness (proposed) can be issued on the basis that the proposal constitutes permitted development by virtue of Class B and Class C, Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 as amended.

Signed  Melissa Tyler	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 27 March 2026	