

DELEGATED FILE NOTE

CASE OFFICER: ...Thomas Howe.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/00600/S73	Variation of Condition 2 (amended plans) of planning application reference 24/01882/FP granted on 16.01.2025 for: Erection of one 3-bed dwelling including associated parking, landscaping and works following demolition of existing fire damaged 3-bed dwelling.	2 Pledgers Place Barkway Royston Hertfordshire SG8 8DQ

Submitted Plan Nos

242028-103G 242028-104 - Rev.I 242028-108A 242028-00

SP2	Settlement Hierarchy and Spatial Distrib
NE2	Landscape
NE4	Biodiversity and geological sites
D1	Sustainable design
D2	House exts, replcmnt dwellings outbuild
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 **Site History**

- 2.1 24/01882/FP - Erection of one 3-bed dwelling including associated parking, landscaping and works following demolition of existing fire damaged 3-bed dwelling. – Conditional Permission

Pending:

25/00707/DOC - Details reserved by condition 5 (Landscaping) of planning permission reference no 24/01882/FP granted 16.01.2025

25/00587/DOC - Details reserved by condition 3 (Materials) of planning permission reference no 24/01882/FP granted 16.01.2025

25/00472/DOC - Details reserved by Condition 7a, b and c (Contamination) of planning permission 24/01882/FP granted on 16.01.2025

3.0 **Representations**

- 3.1 **Neighbour Consultation** – None received.

- 3.2 **Environmental Health** – No Objection.

- 3.3 **Archaeology** – No comment.

- 2.4 **Ecology** – No Objection.

- 2.5 **Conservation** – No Objection.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

- 4.1.1 The application site comprises land behind Barkway high street and is within the Barkway conservation area. The previous dwelling burned down and is now demolished, with all remains removed from the site except for the concrete base and the garage, which was undamaged by the fire.

4.2 **Proposal**

- 4.2.1 This application seeks to vary Condition 2 of the previous planning permission 24/01882/FP.
- 4.2.2 Condition 2 relates to the approved plans of the development. This application form indicates that the following amendments are proposed:
1. We wish to change and substitute the following approved drawings as described.
Change approved drawing 242028-103D and 104 Rev. H with 242028-103G and 104

Rev. I. Drawing 242028-103D. Minor alterations and positioning of a number of openings. Minor internal alterations. Drawing 242028-104 Rev. I. The elevations and roof plan on these drawings have been revised to show necessary recessed PV Solar panels added. Reduction in the flue to a conventional gas fire balanced flue. It also has the updated material specifications that are in line with the Discharge of Conditions Application. Drawing 242028-108A. To clarify the works to the Existing Garage we have added this drawing.

4.3 **Key Issues**

- 4.3.1 The principle of the development has been established given the extant planning permission. Relevant material considerations relating to the current application are design and impact to neighbour amenity.

Design and Appearance and Impact to Conservation Area:

- 4.3.2 Policy D1 of the Local Plan states that development will be granted provided the design of the development appropriately and positively responds to the site's local context together with other criteria to encourage a positive and sustainable form of development. Policy D2 of the Local Plan requires extensions to houses and the erection or replacement of buildings to incorporate design that is sympathetic to the main dwelling in terms of its scale, form and orientation and does not harm the character and appearance of the locality around the site. These policies are broadly consistent with Section 12 of the National Planning Policy Framework.
- 4.3.3 Broadly, the appearance of the dwelling would remain consistent, and given that the appearance has been approved following consideration, I consider that the alterations to fenestration would be acceptable and not visually adverse. The introduction of solar panels to the roof would result in some changes to the appearance of the dwelling, introducing a relatively modern feature, however, given the prevalence of solar panels throughout the district and the position of the house away from the main public realm, I do not consider that visual harm to the street scene would be adverse. Furthermore, the separation to nearby listed buildings would suitably mitigate harm to the setting of these structures. The Conservation Officer has made representation and has not objected to the proposal. Therefore, the design and impacts to Heritage Assets is acceptable.
- 4.3.4 The proposed development is therefore considered to be in compliance with Policies HE1, D1 and D2 of the Local Plan and the core principles set out within Sections 12 and 16 of the National Planning Policy Framework. The character and appearance of the Conservation Area would be preserved. The design and appearance are therefore acceptable.

Impact on Neighbouring Properties:

- 4.3.5 Policy D3 of the Local Plan permits development that does not result in unacceptable to harm to the amenity of neighbouring occupiers and where necessary encourages the use of mitigation measures to reduce these impacts. This is generally reflected by the provisions within the National Planning Policy Framework.
- 4.3.6 The proposed alterations are not considered to give rise to adverse impacts to neighbouring occupiers by reason of a loss of light, from dominance or by overlooking

due to the similarity in bulk, the siting of the dwelling and the location of windows. No neighbour objections were received.

- 4.3.7 Given the above, it is considered that the proposed development would result in no unacceptable detrimental impact upon neighbouring occupiers and is therefore compliant with Policy D3 of the local plan and the aims of the National Planning Policy Framework.

4.4 **Conclusion**

- 4.4.1 The proposed development is considered acceptable and is considered to comply with the necessary provisions of the Local Plan policies and the National Planning Policy Framework. Grant conditional permission.

4.5 **Alternative Options**

- 4.5.1 None applicable.

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 grant of planning application 24/01882/FP.

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.

4. The development shall proceed in accordance with details approved by Discharge of Condition applications 25/00587/DOC or any subsequent Discharge of Condition Application pursuant to this condition.

Reason: To ensure that the development will have an acceptable appearance which does not detract from the appearance and character of the surrounding area.

4. 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.

5. The development shall proceed in accordance with details approved by Discharge of Condition applications 25/00707/DOC or any subsequent Discharge of Condition Application pursuant to this condition.

Reason: To ensure that the development will have an acceptable appearance which does not detract from the appearance and character of the surrounding area.

6. 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 Hertfordshire Local Plan 2011 to 2031.

7. The development shall proceed in accordance with details approved by Discharge of Condition applications 25/00472/DOC or any subsequent Discharge of Condition Application pursuant to this condition.

Reason: To ensure that any contamination affecting the site is dealt with in a manner that safeguards human health, the built and natural environment and controlled waters.

8. Prior to occupation, each of the new dwellings shall incorporate an Electric Vehicle (EV) ready domestic charging point.

Reason: To contribute to the objective of providing a sustainable transport network and to provide the necessary infrastructure to help off-set the adverse impact of the operational phase of the development on local air quality.

9. The proposed bird boxes indicated on plan reference 242028-104H shall be implemented on site, and retained in perpetuity with the dwelling hereby approved.

Reason: To provide measurable gains of biodiversity within the site, as required by Local Plan Policy NE4.

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: 19 May 2025	