

Mr & Mrs Hendricks

15 Deards End Lane
Knebworth
SG3 6NL

Revision: - 0
Date: November 2025

PLANNING SUBMISSION – Replacement Garage

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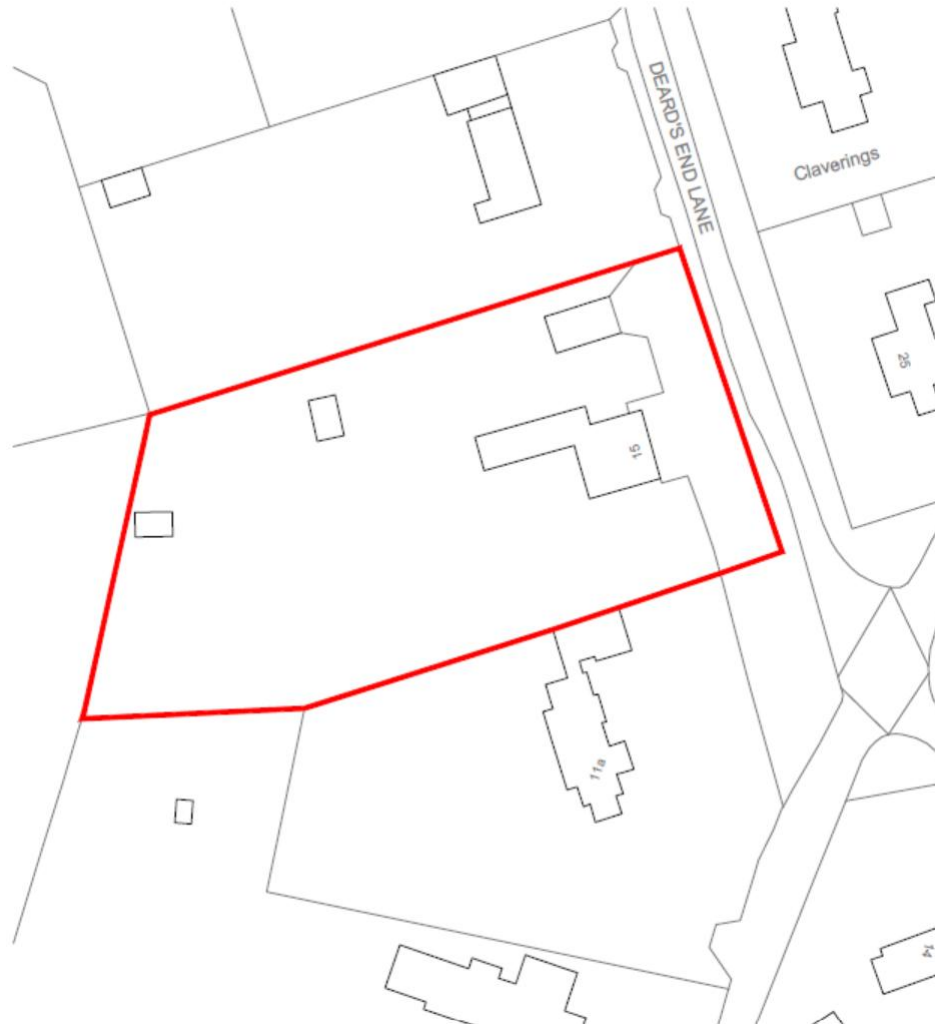


Figure 1 - Site Location Plan (site area marked in red)

1. Introduction

1.1 The Application

This planning application is for a replacement garage with a room in the roof within the residential site of 15 Deards End Lane, Knebworth, SG3 6NL (see Figure 1).

1.2 The Applicant

The applicant, Mr & Mrs Hendricks, are the owners of the site.

1.3 Background

The proposal is to construct an incidental building fit-for-purpose to the owners. The new garage will have a slight increase in the footprint and a raised roof. The garage will provide parking for 2 vehicles, a separate small gym, a small dog run ('Molly's Room') with access into a home-office loft space.

The building and site's other planning history includes:

- **83/00431/1** - Erection of first floor rear extension - permitted 18 Nov 1983
- **83/00938/1LB** - Erection of first floor rear extension - permitted 18 Nov 1983
- **90/00857/1** - First floor and part two storey rear extension (as amended by plans received 14th November 1990) - permitted 03 Jan 1991
- **90/00955/1LB** - First floor and part two storey rear extension (as amended by plans received 14th November 1990) - permitted 03 Jan 1991
- **16/01568/1HH** - Hipped roof to part of existing flat felt roof single storey rear extension and insertion of 3 hipped roof dormer windows to create additional bedroom/ensuite in roofspace, with lead finish to remainder of flat felt roof - permitted 13 Oct 2016
- **16/01569/1LB** - Hipped roof to part of existing flat felt roof single storey rear extension and insertion of 3 hipped roof dormer windows to create additional bedroom/ensuite in roofspace, with lead finish to remainder of flat felt roof. Internal alterations and alterations to fenestration - permitted 13 Oct 2016
- Conditions 2, 3, 4, 5 of the **16/01569/1LB** were approved separately.
- **19/01289/FPH** - Installation of entry gates, refused 18 October 2019 (appeal dismissed 28 January 2020)
- **25/03157/FPH** - Installation of 2 motorised entry and exit timber gates - resubmission pending

1.4 Applicants Agent

This application has been produced by RS Studio on behalf of the applicant.



Figure 2 - Entrance into 15 Deards End Lane



Figure 3 - Exit from 15 Deards End Lane

2. Context

2.1 The Requirement

The proposal is to create an incidental building for use to a residential dwelling.

2.2 Site Location

The application site is located at 15 Deards End Lane, Knebworth. The site falls within the boundaries of North Hertfordshire (North Herts) Council. The site postcode is SG3 6NL (Figure 1).

2.3 Site Description

No.15 Deards End Lane is Grade-II listed and was built around 1912. The dwelling's significance to the area was established by its connection with Sir Edwin Lutyens (renowned English architect) and the area's plans for the Knebworth Garden Village. No.15 is one of three buildings that were designed by Sir Lutyens. The building is a blend of the Neo-Georgian style with Arts and Crafts devices.

No.15 is a detached, 2-storey dwelling that is positioned within a substantial plot. The dwelling is screened from the lane with a hedgerow and mature trees with a semi-circular driveway. The existing dwelling and its curtilage have benefitted from previous extensions and alterations, including a rear dwelling extension and roof extensions with additional dormer windows. An existing detached flat-roof garage was also built along the north side boundary adjacent the driveway (see Figures 2-3).

2.4 Area Character

The site within the settlement boundary, as well as within the Deards End Lane Conservation Area. The area is considered semi-rural and residential with large, detached dwellings within significant plots. The dwellings have large front gardens with front driveways, and the lane is tree-lined with significant hedgerows planted close to the road verge. Additional assessment of the site's significance within the Conservation Area can be found within the accompanying Heritage Impact Appraisal.

Deards End Lane not a through-road and lacks public parking or pavements. The section of road where no.15 is located is unadopted and not maintained by the Hertfordshire Highways Network. Its narrow width does not allow for roadside parking. Although the road and listed building are significant in the setting, public vehicle access is limited but this does not exclude the site from the need to preserve its setting for all to appreciate.

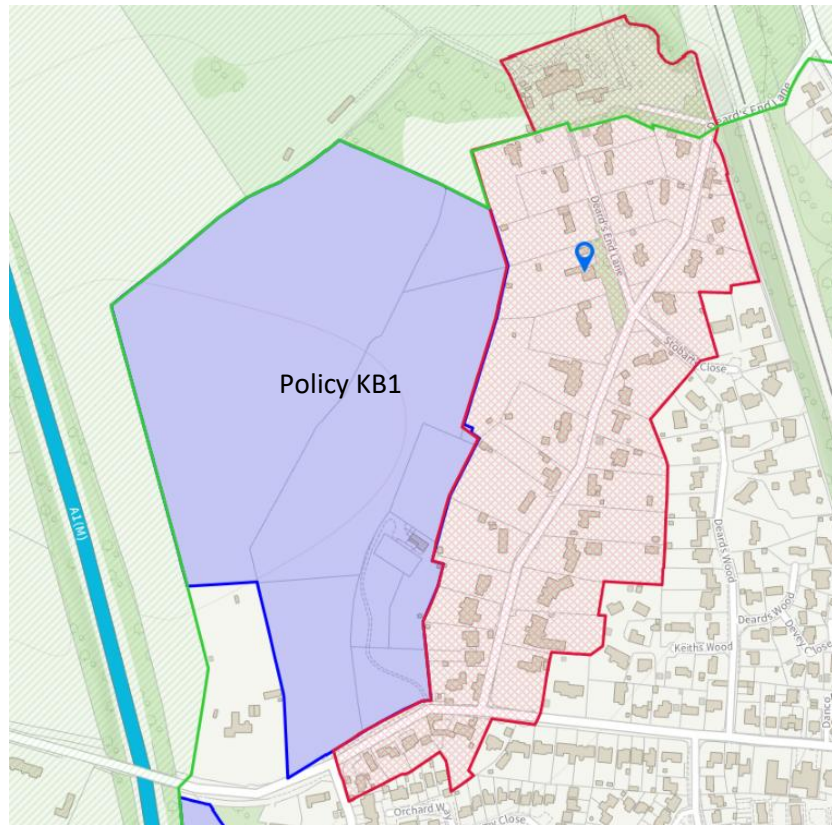


Figure 4 - Policy KB1 approved land for housing

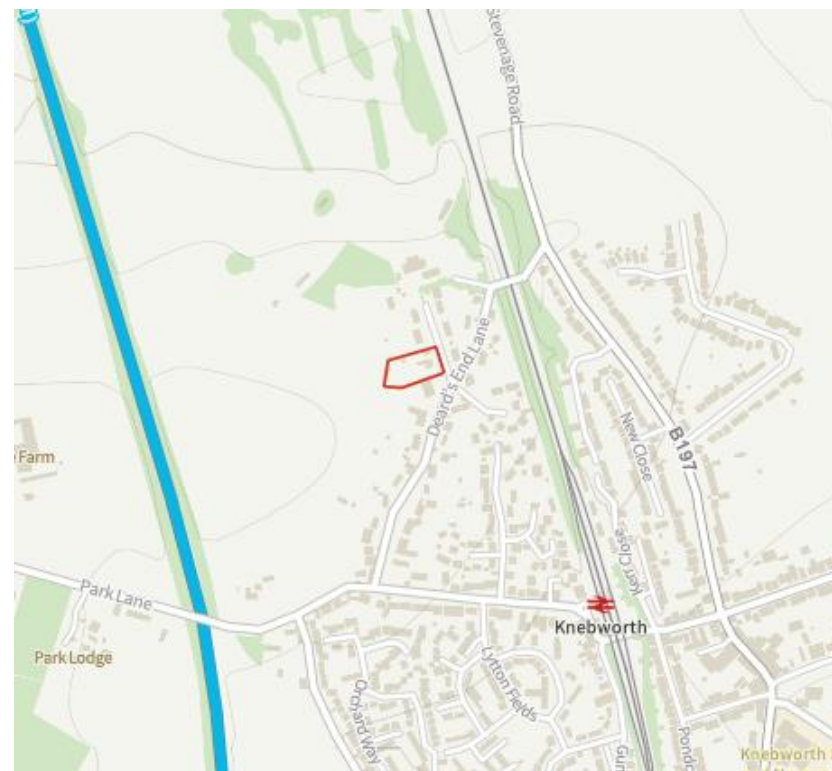


Figure 5 - EA Flood Zone 1 demonstrated

Immediately west of the proposal site is land for 200 homes approved within the Local Plan (Policy KB1) (see Figure 4).

2.5 Planning Policy

The North Hertfordshire Local Plan 2011-2031 comprises:

Policy SP12 - Green infrastructure, landscape and biodiversity

Policy SP13 - Historic environment

Policy T2 - Parking

Policy D1 - Sustainable design

Policy D2 - House extensions, replacement dwellings and outbuildings

Policy D3 - Protecting living conditions

Policy NE2 - Landscape

Policy NE4 - Biodiversity and geological sites

Policy HE1 - Designated heritage assets

Other relevant guidance / SPDs that have been considered in this statement:

Deards End Lane Conservation Area Appraisal 2008

North Hertfordshire District Council Design Supplementary Planning Document 2011

Knebworth Neighbourhood Plan 2019-2031

3. Survey / Investigation

3.1 Flood Risk

The Environment Agency flood risk maps were reviewed, and it was identified that the site lies within Flood Zone 1. As no significant works that would be subject to flood impact are proposed, no further flood risk assessment work has been undertaken (see Figure 5).

3.2 Ecology

DEFRA's Magic Maps were reviewed and there is no evidence of protected species identified in or around the site that would be impacted by this proposal. As such no further assessment work has been undertaken.

3.3 Arboriculture

There are mature trees planted along the front and near boundaries of the residential site. This proposal does not require any works to trees to accommodate the proposal. Also, the land for the increased footprint is within existing gravelled hardstanding (between existing garage and fence, and along the front of the existing garage). The slight increase in footprint



Figure 6 – Existing gap toward north boundary



Figure 7 – Modern gate/wall to be removed within the proposal

(1.75m) will not create any detrimental harm to any existing trees to thrive as a distance of 1.5m will be retained toward the boundary fence. None of the trees or hedgerows along the front boundary will be impacted with the small 1m extension to the original footprint along the front elevation (see Figure 6). Therefore, no further assessment work has been undertaken.

3.4 Transport

As there is no further increase or demand of vehicle crossings from the existing residential use, no further transport assessment is considered necessary. The garage will retain as available parking for vehicles, and the front drive/parking areas will be retained.

3.5 Noise Impact

The proposals will not result in any material change to noise as there is no change of use. As such no further assessment work in this regard has been undertaken.

3.6 Utilities

The proposals will not result in any material change to utilities provision. As such no further assessment work in this regard has been undertaken.

3.7 Biodiversity Net Gain

The development is for alterations to householder curtilage, so the proposal is subject to the Biodiversity Net Gain (BNG) exemption. No further surveys were obtained.

4. Proposals

4.1 Amount

The proposal is for a detached replacement garage for incidental use. This will not create any alterations to the Grade II listed building. The site area measures approximately 485m².

4.2 Layout

The works proposed are for an increased width, depth and height to an existing detached garage. This will allow for sufficient parking of two vehicles to current parking standards (3m x 6m minimum for each vehicle). The use for a home gym and dog run will remain within its ground floor, and the upper room will provide space for a home office by the insertion of a small side-facing dormer window. There is also a small covered lean-to over the bin storage area proposed as well for weather protection. There will be an existing modern wall with gated access removed as part of the proposal (see Figure 7).

4.3 Scale

The alterations will increase the footprint of the existing garage, but maintain a subservient relationship when comparing to the host dwelling. Although the height is increasing, and its

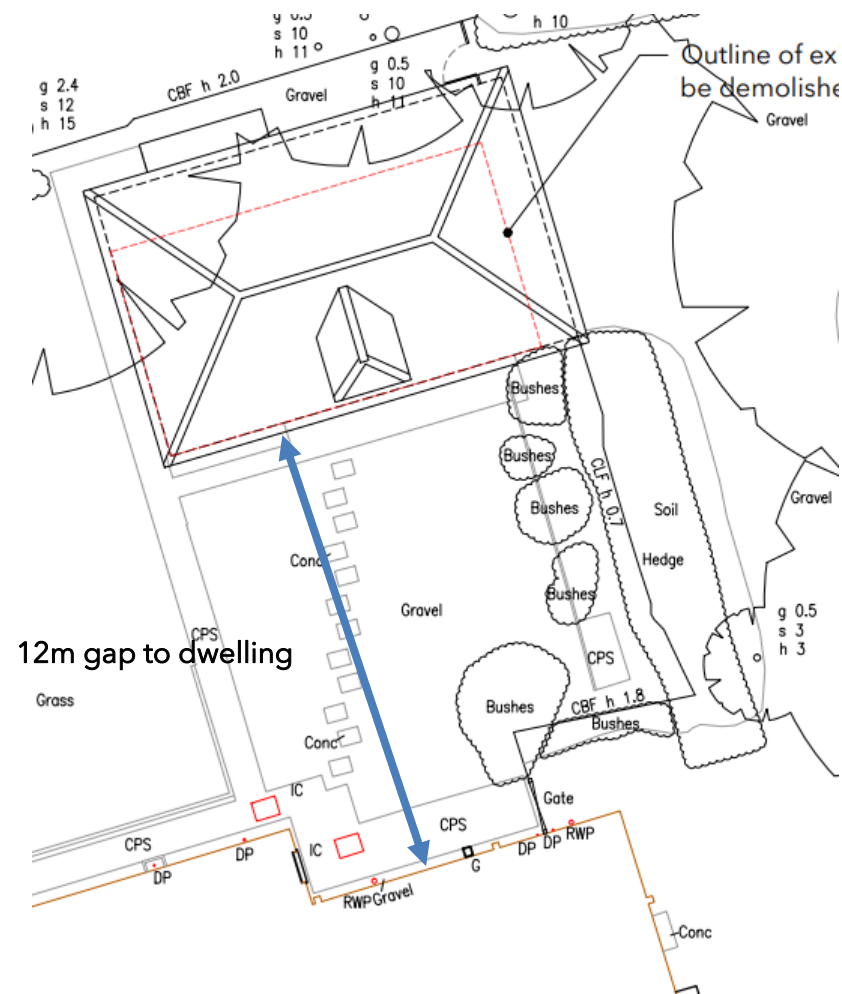


Figure 8 - Distance between listed dwelling and new garage maintained (12m)

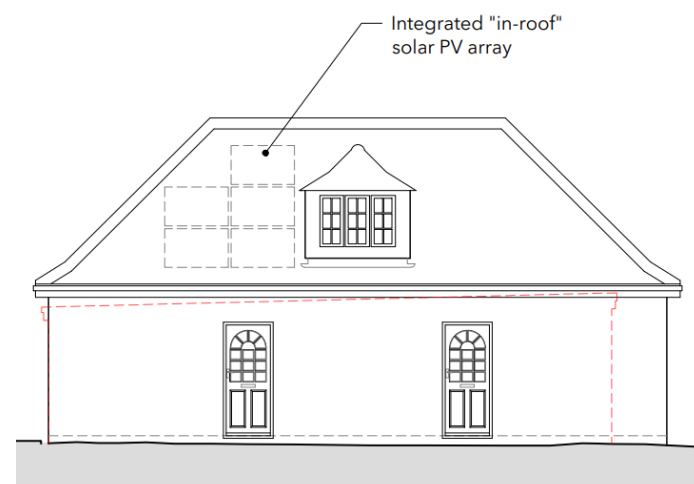


Figure 9 - Proposed south elevation in-roof solar panels

position will be forward approximately 1m from the current garage building line, the placement of the garage within the side boundary provides sufficient separation from the listed dwelling to not impose or compete with its significance in the residential setting or when viewed from the wider Conservation Area (see Figure 8). The garage height is proposed at 5.9m in overall height.

4.4 Appearance

The design of the garage complements the dwelling's existing hipped roof pitches, including canted roof features. The existing garage built with a flat roof appears incongruous in the setting as there are no other flat roof structures visible from the public realm. What is proposed is more in-keeping with the Neo-Georgian / Arts and Crafts design and will use similar materials as the existing dwelling (mixed red brick walls and plain clay tiles). The dormer window and fenestration is designed as the existing dormer windows seen within the dwelling, matching in both size, scale and proportions. The pitched roof will allow PV panels to be installed on its southern slope for the most efficient available sunlight, albeit designed to be hidden from view by the dormer. PV panels are not uncommon within the Conservation Area, and their positioning on a side-facing gabled roof will not impact the more obvious views of the listed building.

4.5 Landscaping

The proposal will not involve removal of any hedgerows or trees, but will require removal of a small gate and partial wall (see Figure 7). The hardstanding surrounding the front and sides of the garage will remain as existing, and open access to the remainder of the residential grassed garden will be maintained for its incidental use.

4.6 Access and Inclusion

The proposal is for a replacement garage to a residential dwelling, and therefore measures for access and inclusion are not relevant in this regard.

4.7 Sustainability

The garage will be positioned within a similar footprint at the existing building. The office room will have a south-facing dormer window of up to 1.25m² which should provide sufficient natural light for much of its daytime use. The garage will be built with cavity wall and roof insulation for temperature control. The installation of PV panels on its southern roof slope will not be obstructed by any buildings or trees for the most efficient solar energy production (see Figure 9).

4.8 Foul and Surface Water Drainage

The proposal will not have further impact to the residential dwelling's foul and surface water drainage. The existing garage had guttering and downpipes, and its similarly sized replacement is not expected to have much increase to surface water run-off.



Figure 10 – Existing street scene with listed dwelling and modern flat-roof garage

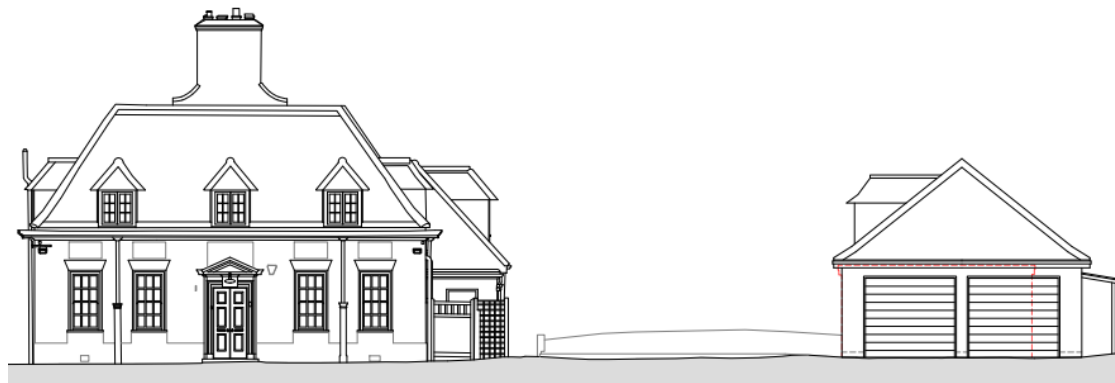


Figure 11 – Proposed street scene

5. Planning Statement

5.1 Planning (Listed Buildings and Conservation Areas) Act

Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act requires the decision maker, in considering whether to grant planning permission for development which affects a listed building or its setting, to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest. Section 72(1) of the Act requires special attention to be paid to the desirability of preserving or enhancing the character or appearance of the Conservation Area.

5.2 Planning Policy Context (NPPF)

Section 15, Paragraph 214 of the NPPF states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use. The proposed replacement garage is designed to reflect the existing residential character, and will remain subservient to its setting. The alterations will not impact the views from the Conservation Area as the building's design is an improvement upon the current garage design (see Figures 10-11).

5.3 Planning Policy Context (Local Plan)

Policy SP12 (Green infrastructure, landscape and biodiversity) – The proposal does not include any alterations to the front boundary hedgerows or trees and is considered to protect the existing landscape character of Deards End Lane.

Policy SP13 (Historic environment) – This policy balances the need for growth with the proper protection and enhancement of the historic environment. As the proposal aims to replace an existing incidental structure within the curtilage of a listed building, but with a much-improved design that complements other buildings in the area. The proposal would retain the existing visual impact of the Conservation Area.

Policy T1 (Assessment of transport matters) – The proposal will not impact highway safety as it retains on-site parking and will not involve a further increase of highway access. The proposal complies with this policy.

Policy T2 (Parking) – Sufficient parking standards are maintained within the site as the replacement garage will not impact the existing parking or vehicle manoeuvring to the site.

Policy D1 (Sustainable design) – The proposal will replace a sub-standard garage building with one that will enhance the views from the public realm and built with resilience measures

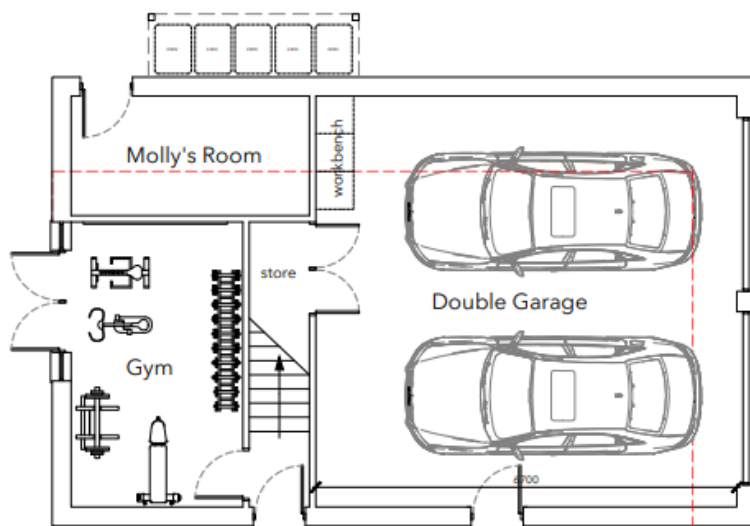


Figure 12 - Proposed ground floor

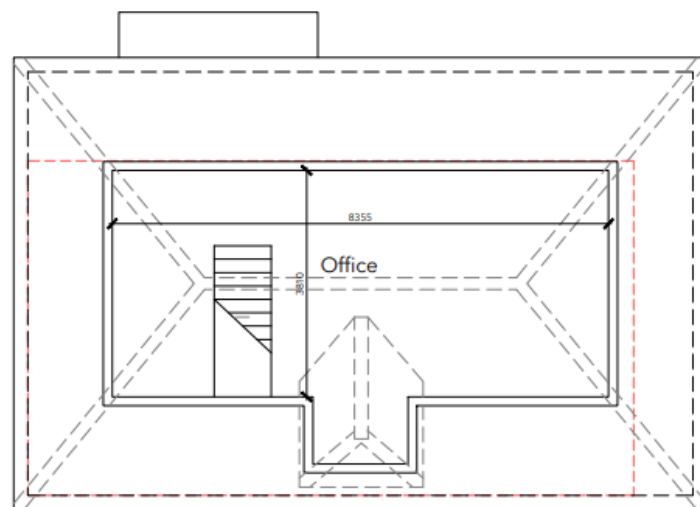


Figure 13 - Proposed roof room

reduce energy consumption. The proposal is compliant with this policy, as well as the Design Standards SPD.

Policy D2 (House extensions, replacement dwellings and outbuildings) - The replacement garage remains subservient to the host dwelling, allowing the listed building to be appreciated. The proposal is considered an improved design based on its previous version, and would enhance public views within the Conservation Area.

Policy D3 (Protecting living conditions) - The proposal is not expected to impose upon the living conditions of the applicant or neighbours. There are no windows that face toward any neighbouring property and its use remains incidental to the site (for example, no overnight stays are proposed).

Policy NE2 (Landscape) - The proposal will not result in any loss or impact to the existing landscape features along Deards End Lane, thus preserving its landscape character.

Policy HE1 (Designated heritage assets) - The design and scale of the replacement garage has considered the significance and setting of the listed building. The proposal will not impede upon public views of the site and wider Conservation Area.

5.4 Development Rationale

Principle

Paragraph 48 of the NPPF requires that applications for planning permission be determined in accordance with the Development Plan unless material considerations indicate otherwise.

The application site is within the defined settlement boundary of Knebworth where the principle of development is acceptable subject to compliance with the Development Plan and material planning considerations.

Design and Character

The replacement garage structure will be an improvement on the previous garage design within a similar footprint. The room in the roof of the garage will allow further incidental use to the building while retaining its existing ground floor for similar parking/gym/dog run use. The building is designed with a Neo-Georgian / Arts and Crafts composition as the listed building while retaining its subservience and distance to allow the public's appreciation of the listed building and its setting. A separate Heritage Impact Assessment has been provided within the application's details to further support the acceptance of the proposal.

6. Conclusion

Based upon the above assessment it is considered that the development proposed preserves the setting of the listed building and Conservation Area in accordance with Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990; Section 16 of the NPPF; in compliance with SP13 and HE1 of the Local Plan; and protects the historic setting of the Deards End Lane Conservation Area Appraisal.

In conclusion, the proposal accords with the NPPF and Development Plan policies of the Local Plan. The proposals therefore cause no harm to the integrity of the heritage asset or significance of the area, or any neighbouring amenities and should therefore be supported.