

DELEGATED FILE NOTE

CASE OFFICER: ...Henry Thomas.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/02857/S73	Variation to Condition 2 (Basement) of planning permission reference 25/01460/FP granted on 28/07/2025 for Replacement of existing dilapidated barn to provide one self-contained dwelling including basement, parking and landscaping (description amended 29.01.2026).	Marshfield Barn New Inn Road Hinxworth Hertfordshire SG7 5HB

Submitted Plan Nos

3852 01A 3852 41C 3852 42B 3852 43B 3852 44H

1.0 Policies

2.0 **Site History**

- 2.1 **25/01460/FP** - Replacement of existing dilapidated barn to provide one self-contained dwelling including basement, parking and landscaping.

Conditional Permission.

- 2.2 **22/00547/PNQ** - Conversion of existing agricultural barn to provide one 2-bed dwelling.

Prior Approval Granted

- 2.3 **23/02947/FP** - Single storey front and rear extensions to existing redundant barn to facilitate conversion into one 4-bed dwelling and landscaping (as amended by plans received 2nd February 2024).

Refused / Appeal dismissed.

- 2.4 **24/02446/FP** - Single storey rear extension, replace existing barn roof and insertion of fenestration to facilitate conversion of barn into one 4-bed dwelling including associated parking and landscaping.

Conditional Permission

3.0 **Representations**

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

- 3.2 **Environmental Health** - No objection subject to conditions and informatives.

- 3.3 **HCC Highways** – No objection.

- 3.4 **Waste and Recycling** – None received.

- 3.5 **Hinxworth Parish Council** – None received.

- 3.6 **North Herts Ecology** – No objection subject to condition.

- 3.7 **HCC Archaeology** – No objection subject to condition.

4.0 **Planning Considerations**

- 4.1 **Site and Surroundings**

4.1.1 The application site is situated to the east side of New Inn Road, Hinxworth. The site features a single barn located on the edge of a small hamlet, with comprises a group of farm buildings and converted dwellings. The barn has a lean-to roof, finished with corrugated metal sheeting. The barn is located close to a small cluster of buildings in a relatively isolated open countryside location. The orientation of the barn is such that it projects away from the nearby group of buildings, and into its host field which has an open character. The orientation of the barn, along with mature intervening vegetation means that it appears detached from the nearby cluster of buildings. As such the barn itself appears as an isolated building within an otherwise open and rural landscape. A public right of way passes close to the barn, from which the building is clearly prominent. The site is within land designated as rural area beyond the greenbelt.

4.2 **Proposal**

4.2.1 The proposal seeks to vary Condition 2 of planning permission 25/01460/FP to allow for the removal of the basement and enlargement of the rear extension.

4.3 **Key Issues**

4.3.1 The key issues for consideration are as follows:

- The Principle of Development
- Rural Area beyond the Green Belt
- Design/Impact on the Character of the Area
- Impact on the Amenities of Neighbouring Properties/Future Occupiers
- Highways and Parking
- Heritage Assets
- Landscaping

The Principle of Development

4.3.2 The principle of the conversion of this barn outside of the settlement boundary for Hinxworth and within the Rural Area Beyond the Greenbelt has been established under 25/01460/FP. The proposed enlargement of the rear extension would not be considered disproportionate development and would comply with Policy CGB4 of the Local Plan.

Design/Impact on the Character of the Area

4.3.3 Policy D1 of the Local Plan states that planning permission will be granted provided that development responds positively to the site's local context in addition to other criteria. Policy SP9 of the Local Plan further considers that new development will be supported where it is well designed and located and responds positively to its local context. These considerations are echoed in Section 12 of the NPPF.

4.3.4 The omission of the basement would not impact the character and appearance of the proposal compared against to the approved scheme under 25/01460/FP. The proposed enlargement of the rear extension would infill a gap between the rear extensions. As such, it would have a

minimal impact to the character and appearance of the building as seen from the rear. The proposed materials would ensure the extension to the barn would be sympathetic and would retain an agrarian appearance.

Impact on the Amenities of Neighbouring Properties/Future Occupiers

- 4.3.5 The omission of the basement and enlargement of the rear extension would be sited away from the nearest neighbour and would not impact their amenity.
- 4.3.6 The dwelling would exceed nationally prescribed space standards, with adequate levels of natural light to habitable rooms. The site would provide suitable private amenity space. The proposal would ensure a suitable standard of amenity for future occupiers.

Highways and Parking

- 4.3.7 The proposal would not alter the highway access and parking provision approved under 25/01460/FP. HCC Highways have been consulted on the application and raise no objection. I find it sufficient to retain the Highways access condition. The parking provision would comply with Policy T2.

Heritage Assets

- 4.3.8 The immediate neighbour to the site, Hinxworth Place, is a Grade II listed building. Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that when considering whether to grant planning permission for development which affects a listed building, or its setting, special regard shall be had to the desirability of preserving the building or its setting or any features of special architectural interest which it possesses.
- 4.3.9 In my opinion, given the nature of the development and the distance between this listed building and the host building, it is not considered that the proposal would result in any level of harm to the setting or significance of the heritage asset. This is in accordance with Policy HE1 of the Local Plan and Section 16 of the NPPF.

Landscaping / Ecology

- 4.3.10 The proposal would not alter the landscaping and ecological provision approved under 25/01460/FP. NHC Ecology have been consulted on the application and raise no objection. I find it sufficient to retain their condition.

Biodiversity Net Gain

- 4.3.11 This development is considered exempt from BNG Legislation, defined under article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015, due to it falling under the scope of the 'self-build' exemption.

Waste Storage

- 4.3.12 Although NHC Waste and Recycling Team have not provided any further comment on the application. It is considered that the proposal would have ample room for the site the bins adjacent to the dwelling and the resident will be required to drag the bins to the end of the driveway for collection in line with the neighbouring dwellings.

Sustainability

- 4.3.13 The scheme would also incorporate 15 solar PV panels on the roof of the proposed lean-to element and an Air Source Heat Pump. These are sustainable additions to the proposal which are considered acceptable and a benefit of this scheme.

Archaeology

- 4.3.14 HCC Archaeology have recommended a condition for a written scheme of investigation. Given the archaeological interest of the site and the local listed buildings, I consider the inclusion of this condition to be reasonable for this proposal.

4.4 **Conclusion**

- 4.4.1 The scheme is deemed acceptable and in accordance with Policies SP1, SP9, D1, D2, D3 and HE1 of the NHDCLP 2011-2031 and Sections 12 and 16 of the NPPF 2021.

4.5 **Alternative Options**

- 4.5.1 N/A

4.6 **Pre-Commencement Conditions**

- 4.6.1 N/A

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 25/01460/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.

3. Any contamination that is found during the course of construction of the development permitted that was not previously identified shall be reported immediately to the local planning authority. Development on the part of the site affected shall be suspended and a risk assessment carried out and submitted to and approved in writing by the local planning authority. Where unacceptable risks are found remediation and verification schemes shall be submitted to and approved in writing by the local planning authority. These approved schemes shall be carried out before the development is resumed or continued.

Reason: To protect human health and to ensure that no future investigation is required under Part 2A of the Environmental Protection Act 1990.

4. No demolition/development shall take place/commence until an Archaeological Written Scheme of Investigation has been submitted to and approved by the local planning authority in writing. The scheme shall include an assessment of archaeological significance and research questions; and:

1. The programme and methodology of site investigation and recording
2. The programme for post investigation assessment
3. Provision to be made for analysis of the site investigation and recording
4. Provision to be made for publication and dissemination of the analysis and records of the site investigation
5. Provision to be made for archive deposition of the analysis and records of the site investigation
6. Nomination of a competent person or persons/organisation to undertake the works set out within the Archaeological Written Scheme of Investigation.

Reason: In the interests of archaeology protection to comply with Policy HE4 of the North Hertfordshire Local Plan 2011 to 2031.

5. The demolition/development shall take place/commence in accordance with the programme of archaeological works set out in the Written Scheme of Investigation approved under condition (A)

Reason: In the interests of archaeology protection to comply with Policy HE4 of the North Hertfordshire Local Plan 2011 to 2031.

6. The development shall not be occupied/used until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under condition (A) and the provision made for analysis and publication where appropriate.

Reason: In the interests of archaeology protection to comply with Policy HE4 of the North Hertfordshire Local Plan 2011 to 2031.

7. No works are in any circumstances to commence unless the local planning authority has been provided with either:

- o a licence issued by Natural England authorizing the specified activity/development to go ahead; or
- o a statement in writing from a suitably qualified ecologist to the effect that the works are not considered to require a licence.

Reason: To ensure that works do not result in adverse impacts to protected species in accordance with the National Planning Policy Framework.

8. No development shall take place until an Ecological Enhancement Plan (EEP) for the creation of new wildlife features such as hibernacula, the inclusion of integrated bird/bat and bee boxes in buildings/structures, has been submitted to and approved in writing by the local planning authority. The approved measures must be implemented on site prior to the first occupation of the first dwelling hereby approved and retained on site thereafter.

Reason: To ensure development is ecologically sensitive and secures biodiversity enhancements in accordance with the National Planning Policy Framework.

9. No development shall commence until full details (in the form of scaled plans and / or written specifications) have been submitted to and approved in writing by the Local Planning Authority to illustrate the following: Access arrangements as shown on Drawing Ref-41 Rev A

Reason: To ensure suitable, safe and satisfactory planning and development of the site in accordance with Policy 5 of Hertfordshire's Local Transport Plan (adopted 2018).

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: 5 February 2026	