

DELEGATED FILE NOTE

CASE OFFICER: ...Melissa Tyler.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
26/01841/FPH	Installation of underground plant bunker to rear of garage building to include access gate.	Hexton Manor Hexton Hitchin Hertfordshire SG5 3JH

Submitted Plan Nos

2023-32-2001 2023-32-2002 2023-32-2003

1.0 Policies

1.1. National Planning Policy Framework (2026)

- 4. Achieving sustainable development (S1 - 6)
- 13. Protecting Green Belt land (GB1 - 8)
- 14. Achieving well-designed places (DP1 - 4)
- 20. Conserving and enhancing the historic environment (HE1 - 10)

1.2. North Hertfordshire Local Plan (2011-2031)

- SP5 – Countryside and Green Belt
- SP9 – Design and Sustainability
- SP13 – Historic Environment
- D1 – Sustainable Design
- D2 – House Extensions and Replacement Dwellings
- D3 – Protecting Living Conditions
- HE1 – Designated Heritage Assets
- T2 – Parking

1.3 Supplementary Planning Document

- Vehicle Parking at New Development SPD (2011)

2.0 Recent Relevant Site History

- 2.1 26/01839/FPH 26/01840/LBC Replacement and enlargement of rear patio. To be determined
- 2.2 24/00254/FPH - Demolition of existing front conservatory and rear colonnade. Alterations to fenestration and external render – Planning permission granted.
- 2.3 24/00255/LBC - Internal and external alterations following demolition of front conservatory and rear colonnade. Alterations to fenestration – Listed building consent granted.
- 2.4 13/01245/1LB - Removal of internal walls to pantry in order to enlarge kitchen area. New doors to terrace on east elevation to replace existing window and replace louvered doors to boiler room with new doors and fanlight over on south elevation (as amended by drawings 13.02:02 Rev A and 13.02:06 Rev C received on 11/07/2013, 13:02:05 Rev C received on 18/07/13 and 13:02:07 Rev C received on 23/07/13) – Granted Conditional Consent on 24/07/2013.

3.0 Representations

- 3.1 Parish Council / Statutory Consultees:

Hexton Parish Council – No comments received.

NHC Conservation Officer – There is NO OBJECTION. The scheme will satisfy the provisions of Sections 16(2) (LBC) and /or 66(1) (FP/FPH) and/or 72(1) (both) of the

Planning (Listed Buildings and Conservation Areas) Act 1990 and the aims of Section 20 of the NPPF (August 2026) and Policy HE1 of the North Hertfordshire Local Plan 2011-2031

Chiltern Conservation Board – No comments received

Archaeology – Conditions proposed

3.2 Neighbours – No comments received

4.0 Planning Considerations

4.1 **Site and Surroundings**

4.1.1 Hexton Manor is grade II listed located within grade II registered parkland and gardens and within the Hexton Conservation Area. The list entry for the house reads as:

“Country house. Early C18 incorporating part of early C17 farmhouse, enlarged and altered late C18, stuccoed and enlarged c.1820 for de Lautour family and Caroline Young de Lautour lived here up to her death in 1869, renovated and c.1820 single-storey wings removed c.1900 for Mr. Torr, kitchens extended and SW tower added c.1902 for G.H. Hodgson, tower reduced to general height later C20. Red brick stuccoed. Stone dressings to tower. Hipped slate roofs concealed by parapets. A large 3-storeys and cellars house set in an extensive wooded park with lake, it forms a tall rectangular block with service rooms at S, entrance by small pilastered porch near N end of irregular W front, and former entrance front on N. The latter is 3-windows wide with shallow projection to central bay, and wide triple sash windows to ground floor. Thin stucco pediments replaced segmental heads to ground floor openings c.1900. Sash windows generally, 3 to each floor, with 6/6 panes, to right of entrance on W front, with heavy rustication to water tower at SW corner. The interior has a top-lit central rectangular 2-storeys hall with pendentives, oval lantern, and arcaded 1st floor, elaborate early C18 mutuled cornice in NW room, and carved white marble early C19 fireplaces. 6-panelled moulded doors. Good photographic record of C19/C20 changes kept at house. (inf the owners).”

4.2 **Proposal**

4.2.1 Planning permission is sought for the installation of an underground plant bunker. The plant is to comprise air source heat pumps and air conditioning units, to serve the large dwellinghouse of Hexton Manor. 4.2 The location would be to the immediate rear of the new garage building, set into the ground level, with the sloped earth bund above graduating away from the garage and bunker. There would be no above ground development and no visual impact aside from two access grates

4.3 **Key Issues**

4.3.1 The key issues for consideration are as follows:

4.3.2 **Impact on the Green Belt:** The proposed development would not result in any harm to the purposes of the Green Belt. The proposal would comply with both local and national planning policies.

4.3.3 **Impact to Designated Heritage Assets:** Following consultation with the Senior Conservation Officer, no objection has been raised to the proposed works and their

impact to the grade II listed building, surrounding parkland and conservation area. The proposed development would comply with both local and national planning policies.

- 4.3.4 **Impact to Archaeology** – The development is in an Area of Archaeological Significance identified in the Local Plan. Hexton Manor and its curtilage are Grade II listed, and a Registered Park and Garden. Following consultation with HCC Historic Environment team conditions have been recommended.
- 4.3.4 **Impact on Neighbouring Properties:** No neighbouring objections have been received. The application property is isolated and therefore set away from any other nearby dwellings. The proposed development would not result in any unacceptable impact to the amenities of nearby neighbouring properties and would be in compliance with both local and national planning policies.
- 4.3.5 **Highways & Parking:** No objection is raised to the impact of the development upon parking in the area.
- 4.3.6 **Environmental Implications:** The proposed development, by virtue of its limited scale in general terms together with the sustainable location would have no significant implications for the local environment in terms of carbon emissions and therefore would be generally in compliance with Section 14 of the NPPF and Policy D1.

4.4 Conclusion

- 4.4.1 The development would satisfy the provisions of Sections 66(1) and & 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and would satisfy the aims of Chapter 20 of the NPPF and Policy HE1 of the North Hertfordshire Local Plan 2011 – 2031.

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. (A) 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.

4. B 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 4 (A)
5. C 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 4 (A) and the provision made for analysis and publication where appropriate. If planning consent is granted, we will be able to provide detailed advice concerning the requirements for the investigations, and to provide information on professionally accredited archaeological contractors who may be able to carry out the necessary work.

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  Shaun Greaves Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 16 September 2026	