

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/01169/FPH	Proposed replacement roof canopy and alterations to fenestration.	Crossways Mill Lane Hexton Hitchin Hertfordshire SG5 3JR

Submitted Plan Nos

2024/10/01 2025/05/01 2025/05/02

D1	Sustainable design
D2	House exts, replcmnt dwellings outbuild
D3	Protecting living conditions
HE1	Designated heritage assets

2.0 **Site History**

2.1 **25/01116/GEN** Status of building, works to windows, external pipework and link with outbuilding.

3.0 **Representations**

3.1 **Hexton Parish Council** - Have no objections to this although it looks like the work has already been done!

3.2 **Conservation Officer** – GEN response – confirmation that dwelling isn't curtilage listed - Although built pre-1948 and were assumedly under the same ownership as Hexton Manor at the time of listing in October 1988, it is understood that Hexton Lodge and Crossways did not have an ancillary function to Hexton Manor at the time of listing so you are correct to say that the buildings are not considered to be curtilage-listed. Therefore, listed building consent would not be required for alterations or extensions.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 Crossways, Mill Lane Hexton is a detached dwelling on the corner of Barton Road and Mill Lane and formed part of the Hexton Manor estate.

4.2 **Proposal**

4.2.1 The proposal is for the replacement the roof canopy of an existing walkway and alterations to fenestration. The windows are to be changed from UPVC to timber

4.3 **Key Issues**

- 4.3.1 The key material considerations are design and impact upon the Conservation Area and the impacts on neighbour amenity.

Design and Impact Upon Conservation Area:

- 4.3.2 The site is set within the Conservation Area and therefore, impacts of development upon the host building together with the surrounding area must be considered given the significance of the Conservation Area as a heritage asset. The proposed alterations to the existing UPVC windows to timber windows would be visible within the street scene given its position within the site. The replacement windows to more traditional wooden frames would feature traditional design cues that would complement the existing street scene. It is considered that the replacement windows would be acceptable.
- 4.3.3 The replacement roof canopy is located to the rear of the property, linking the host dwelling and the detached store and wouldn't be visible in the streetscene. The Conservation confirmed that the proposed roof to a timber framed lead roof is considered acceptable.

Neighbour amenity

- 4.3.3 The proposed replacement windows do not substantially change the outlook from the dwelling, therefore minimising the potential for overlooking or a loss of privacy for neighbouring occupiers. No neighbour representations were received.

4.4 **Conclusion**

- 4.4.1 In the absence of material planning reasons to the contrary it is my view that planning permission is **GRANTED**.

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.

Biodiversity Net Gain

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 Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 7 July 2025	