

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
24/01871/S73	Variation of condition (revised plans) of planning permission 24/01009/FP granted 17.07.2024 for Infill courtyard extension and conservatory to west elevation. Alterations to fenestration.	Robin Hood And Little John Rabley Heath Road Codicote Welwyn Hertfordshire AL6 9UB

Submitted Plan Nos

1083 - PL07 1083 - PL01a 1083 - PL02a 1083 - PL03a 1083 - PL04a 1083 - PL05b 1083 - PL06b

2.0 **Site History**

- 2.1 24/01010/LBC - Infill courtyard extension and conservatory to west elevation. Internal and external alterations. – Conditional Consent
- 2.2 04/01818/1LB - Replace two light kitchen window in west elevation with timber door – Conditional Consent
- 2.3 94/00347/1 - Single storey rear link extension. – Conditional Permission
- 2.4 94/00404/1LB - Single storey rear link extension. New lounge door to rear elevation and internal alterations to provide new servery/counter. – Conditional Consent
- 2.5 92/01027/1 - Single storey rear extension to provide staff toilets – Conditional Permission
- 2.6 92/01028/1LB - Single storey rear extension – Conditional Consent
- 2.7 92/00273/1LB - Single storey side extension to provide toilet block. – Conditional Permission
- 2.8 92/00272/1 - Single storey and rear side extension to provide a toilet block. – Conditional Permission
- 2.9 77/00363/1 - Formation of extension to existing car park – Conditional Permission
- 2.10 24/02016/LBC - Infill courtyard extension and conservatory to west elevation. Internal and external alterations (revision of previously approved Listed Building Consent 24/02016/LBC granted 17.07.2024) - Pending

3.0 **Representations**

- 3.1 **Neighbour Consultation** – None received.
- 3.2 Conservation – No Objection.
- 3.3 Parish Council – No Representation.

4.0 **Planning Considerations**

- 4.1 **Site and Surroundings**

- 4.1.1 The application site comprises the Grade II Listed, Robin Hood and Little John Pub, off Rabley Heath Road, Codicote. The list entry reads as follows:

“Public House. C17 timber frame. C18 and C20 red brick casing. Plain tile roof. 1 storey and attics. Lobby entrance plan, 1 bay each side of central stack and smaller single bays joining these each end. 3 glazing bar casements, 2 left of door with wooden lintels, right one segmental headed. C20 gabled Porch to C18 door arch. 2 large roughcast gabled dormers. Chamfer- stopped beams. Numerous rear extensions including C18 single storey outbuilding with slate roof.”

4.2 **Proposal**

- 4.2.1 This application seeks to vary Condition 2 of the previous planning permission 24/01009/FP granted 17.07.2024.
- 4.2.2 Condition 2 relates to the approved plans of the development. The following amendments are proposed:
1. Repositioning of rooflights to western roof slope.
 2. Introduction of glazing to gable end to eastern elevation

4.3 **Key Issues**

- 4.3.1 The principle of the development in the Green Belt is considered to have been established given the extant planning permission and given that the alterations do not enlarge the structure. Openness in the Green Belt would therefore not be harmed. Relevant material considerations relating to the current application are design, heritage impacts and impact to neighbour amenity.

Design and Appearance and Impact to Conservation Area/Listed Building:

- 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 The proposed alterations would be modestly visible when viewed within the site, and would be predominantly obscured from the public realm. I consider that the works would not significantly detract from the significance of the Conservation Area provided the materials of construction are suitable. Given that these elements are modest in scale, I do not consider that the works would harm or remove historic fabric. The setting of the listed building would not be significantly harmed due to traditional nature of these alterations and given that they would not be a significant departure from the approved scheme. Representation has been received from a Heritage Consultant and this advised there is no objection to the scheme.

- 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 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 works would not result in unacceptable impacts upon privacy or dominance given that the bulk of the building would not be enlarged and given that outlook would not be significantly enlarged. 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 24/01009/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.

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: 10 December 2024	