

DELEGATED FILE NOTE

CASE OFFICER: ...Vicki Wood.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
24/02112/FPH	Single storey front and rear extensions and roof extension including raised ridge height, part hip to gable end and insertion of 3 no. rooflights and second floor side window to facilitate conversion of loft into habitable accommodation (as amended by plan received on 06/12/2024).	The Basset High Street Barley Royston Hertfordshire SG8 8HU

Submitted Plan Nos

02 - 100 02 - 102 02 - 101B DAS

1.0 **Local and National Policy**

1.1 **National Planning Policy Framework 2023 (NPPF)**

Section 2 – Achieving sustainable development

Section 12 – Achieving well-designed and beautiful places

Section 14 – Meeting the challenge of climate change, flooding and coastal change

Section 16 – Conserving and enhancing the historic environment

1.2 **North Hertfordshire Local Plan 2011-2031 (NHLP)**

Strategic Policies

Policy SP1 – Sustainable development in North Hertfordshire

Policy SP2 – Settlement Hierarchy and Spatial Distribution

Policy SP9 – Design and Sustainability

Policy SP13 – Historic environment

Development Management Policies

Policy D1 – Sustainable Design

Policy D2 – House Extensions, replacement dwellings and outbuildings

Policy D3 – Protecting living conditions

Policy HE1 – Designated heritage assets

Policy HE4 - Archaeology

1.3 **Supplementary Planning Document**

North Herts Design Guide 2011.

2.0 **Relevant Site History**

2.1 18/01395/FP - Erection of two 3-bed semi-detached dwellings together with associated parking and amenity space. Conditional Permission. PD Rights removed for Classes A, B, C and E of Part 1, Schedule 2 of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

3.0 **Representations**

- 3.1 **Press, Site and Neighbour Consultation** – One support has been received from the owner/occupier of Kestrels which is located to the rear of the property with its frontage to Church End.
- 3.2 **Barley Parish Council** – Initial response indicated that the parish council would like to see a DAS and queried the raising of the roof height. The agent has since submitted a DAS and the parish council have been consulted. No reply has been received to date.
- 3.3 **HCC Archaeology** – No objection.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

- 4.1.1 The application site, formed the part of the northern section of the Fox and Hounds car park. Permission for two dwellings was granted planning approval under 18/01395/FP. To the rear of the site and fronting Church End is the property known as Kestrels with the grade II listed public house to the south. Listed Buildings are also located to the west of the site all of which is within the Barley Conservation Area.
- 4.1.2 The application site is within the settlement limit for the village of Barley where development is generally acceptable subject to planning policy.

4.2 **Proposal**

- 4.2.1 Single storey front and rear extensions and roof extension including raised ridge height, part hip to gable end and insertion of 3 no. rooflights and second floor side window to facilitate conversion of loft into habitable accommodation (as amended by plan received on 06/12/2024).
- 4.2.2 The amended plan relates to a minor change to the side extension of the attached property, The Gray, but given this is a joint application the plan is included with this application.
- 4.2.3 The application is almost reflective of a proposal to the attached property, The Gray, submitted under planning reference 24/02158/FPH and therefore both applications need to be assessed in conjunction with one another.

4.3 **Key Issues**

- 4.3.1 The key issues for consideration are as follows:
- The acceptability of the design of the proposed development and its resultant impact on the character and appearance of the Conservation Area and nearby listed buildings.
 - The impact that the proposed development would have on the living conditions of neighbouring properties.
 - The impact that the proposed development would have on car parking provision in the area.
 - The impact that the proposed development would have on the environment.

Design, Appearance and Impact on the Conservation Area:

- 4.3.2 Within a Conservation Area, the Council has a duty to pay special attention to the desirability of preserving or enhancing the character or appearance of that area, in accordance with Section 72 of the Listed Building and Conservation Areas Act (1990). Furthermore, Section 16 of the NPPF sets out guidance relating to sustaining and enhancing heritage assets. In this regard, Policy HE1 of the NHLP is consistent with the NPPF.
- 4.3.3 When considering the impact of proposed development on the significance of a designated heritage asset (in this case nearby Listed Buildings and a Conservation Area), the NPPF notes that great weight should be given to the asset's conservation; the more important the asset, the greater the weight should be.
- 4.3.4 The objectives of the National Planning Policy Framework (NPPF) include those seeking to secure the creation of high quality, beautiful and sustainable buildings and places (Section 12 – Achieving well-designed and beautiful places). Paragraph 131 of the NPPF states that *“Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable communities”*. In this regard, Policy D1 and D2 of the North Hertfordshire Local Plan are consistent with the objectives set out within the NPPF.
- 4.3.5 The proposed extension to the front of the dwelling would extend beyond the existing elevation by 0.5m having a width of 3.2m. The roof would take the form of a monopitch with a total height of 3.5m. Openings would comprise of an entrance doorway and a window to the front elevation. Materials would match those of the existing dwelling.
- 4.3.5 The rear extension would be set against the party boundary with the attached property to the north, The Gray, and would form part of a joint development. The depth of the extension would be 3.2m with a width of 4.0m which is slightly over half the width of the existing dwelling. The roof would take the form of a parapet with flat roof behind having a total height of 2.7m. Openings would comprise of bi-folding doors to the south elevation, a window to the east (rear) elevation and a central roof lantern. Materials would match those of the existing dwelling.
- 4.3.6 The development would also provide for the raising of the original roof height by approximately 0.5 metres and a change to the design from a hipped gable to a gable with a hipped upper section and crown roof. The alterations would provide for the formation of additional habitable accommodation at second floor level by the creation of an additional bedroom with en-suite facilities. The existing chimney stack would be extended and would be raised above the ridge height though remaining in proportion to the scale of the dwelling. Openings would comprise of a central rooflight within the crown, two velux rooflights to the rear roof slope and a second floor side elevation window to the en-suite. Materials would match those of the existing dwelling.
- 4.3.7 From a visual aspect, the previous application acknowledged that the dwellings were of a stand-alone house type and not reflective of the vernacular dwellings on the High Street. There are views of the dwellings from various vantage points, those being the High Street and Church End. Although the development would offer a noticeable change to the roof form as well as an increase in the height of the chimney stack, it

would not be out of scale given the existing gable roof forms which exist to dwellings sited to the north. Therefore, I am of the view that there would be no material impact to either historic asset ie. the nearby listed buildings or the character and appearance of the conservation area and would be acceptable.

Impact on Neighbouring Properties:

- 4.3.8 A core planning principle set out in the NPPF is to always seek to secure a good standard of amenity for all existing and future occupants of land and buildings. This principle is reflected in the provisions of Policy D3 of the NHLP.
- 4.3.9 No objections have been received from neighbouring properties and I am satisfied that the proposal would not compromise existing residential amenity to any significant degree and is acceptable.

Archaeology

- 4.3.10 When considering the impact of proposed development on the significance of a designated heritage asset (such as archaeology), the NPPF (Section 16 – Conserving and enhancing the historic environment) notes that great weight should be given to the asset's conservation; the more important the asset, the greater the weight should be. In this regard, Policy HE4 of the NHLP is consistent with the NPPF.
- 4.3.11 The proposed development is of a minor scale within an already built up area and is unlikely to disrupt subterranean heritage.

Highways and Parking:

- 4.3.12 The proposed development would result in the addition of one bedroom to the property, increasing the total number to four. The site benefits from sufficient off-street car parking able to accommodate at least two cars with no proposed changes to the existing access arrangements and so complies with planning policy.

Biodiversity Net Gain (BNG)

- 4.3.13 This is a householder application which is exempt from BNG legislation defined under article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015.

Environmental Implications:

- 4.3.14 Section 14 of the NPPF sets out how the planning system should support the transition to a low carbon future. The principles set out in Section 14 are reflected in Policy D1 of the North Herts Local Plan, which sets out that development proposal should take all reasonable opportunities to reduce energy consumption and waste, retain existing vegetation and propose new appropriate planting, and future proof for changes in technology and lifestyle.
- 4.3.15 The proposed development, 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 Given that the proposal forms part of a joint programme of works under the application associated with the attached neighbouring property The Gray, High Street there is no proposed north elevation of the rear extension or the alterations at roof level to the main dwelling as these will be joined with that proposed to the application site. As the proposed extension is considered acceptable, this would not alter the current recommendation.
- 4.4.2 The proposed development is considered acceptable and in accordance Policies SP1, SP9, SP13, D1, D2, D3, HE1 and HE4 of the NHLP 2011-2031 and Sections 2, 12, 14 and 16 of the NPPF 2023.

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 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. The extensions hereby permitted shall be built in external materials to match the existing dwellinghouse unless otherwise agreed in writing by the Local Planning Authority.

Reason: To protect the visual amenities of the locality and to comply with Policies D1 and D2 of the North Hertfordshire Local Plan 2011 to 2031.

4. Prior to the occupation of the rear extension and only in the absence of development commencing on the proposed rear extension to the attached property The Gray, High Street an amended plan showing the north elevation of the proposed rear extension and alterations at roof level to the application site shall be submitted to and approved in writing by the Local Planning Authority.

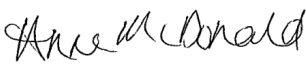
Reason: To ensure a satisfactory standard of design and to comply with Policies D1 and D3 of the North Hertfordshire Local Plan 2011 to 2031.

5. Prior to the raising of the ridge height of the main dwelling, and only in the absence of development commencing on the proposed raising of the ridge height to the attached property The Gray, High Street, an amended plan showing the north elevation of the proposed roof to the application site shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure a satisfactory standard of design and to comply with Policies D1 and D3 of the North Hertfordshire Local Plan 2011 to 2031.

Proactive Statement:

Planning permission has been granted for this proposal. The Council acted proactively through positive engagement with the applicant during the determination process which led to improvements to the scheme. 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	

