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| <b>DELEGATED FILE NOTE</b> |
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**CASE OFFICER:** ...Vicki Wood.....

| APPLICATION<br>REFERENCE | BRIEF DESCRIPTION OF<br>DEVELOPMENT                      | APPLICATION SITE                                                                                                        |
|--------------------------|----------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------|
| 26/00259/FPH             | Installation of solar panels to existing<br>annexe roof. | The Thatched Cottage And Annexe<br><br>Smiths End Lane<br><br>Barley<br><br>Royston<br><br>Hertfordshire<br><br>SG8 8LH |

**Submitted Plan Nos**

ST-JAN 25\_The Tha Cott\_00 STE\_JAN 25\_The Tha Cott \_01A ST\_JAN 25\_The Tha Cott\_03 ST\_JAN  
25\_The Tha Cott\_04A ST\_26\_The Thatched Cottage\_01A ST\_26\_The Thatched Cottage\_02

**1.0     Policies**

1.1. **National Planning Policy Framework (2024)**

Section 2 Achieving sustainable development

Section 12 Achieving well-designed 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)**

Strategic Policies

Policy SP1 Sustainable development in North Hertfordshire

Policy SP2 Settlement Hierarchy and Spatial Distribution

Policy SP5 Countryside and Green Belt

Policy SP9 Sustainable design

Policy SP13 Historic environment

Development Management Policies

Policy CGB1 Rural Areas beyond the Green Belt

Policy CGB4 Existing buildings in the Rural Area beyond the Green Belt

Policy D1 Sustainable design

Policy D2 House extensions and replacement dwellings

Policy D3 Protecting living conditions

Policy HE1 – Designated heritage assets

1.4 **Supplementary Planning Design (SPD)**

NHC Sustainability (2024)

2.0 **Relevant Site History**

2.1 07/02570/1HH - Erection of detached annexe building following demolition of existing garage building. Conditional Permission.

3.0 **Representations**

3.1 **Press, Site and Neighbour Consultation** – None received.

3.2 **Barley Parish Council** – No objection subject to view of Conservation Officer.

3.3 **Conservation Officer** – No objection.

3.4 **Environmental Health** – No objection.

4.0 **Planning Considerations**

#### 4.1 **Site and Surroundings**

- 4.1.1 The site is located on the east side of Smith's End Lane. The Thatched Cottage, which is the main dwelling, is grade II listed with the annex building sited to the northeast. The boundary of the Barley Conservation Area runs across the west side of the annexe, and the area is within the Rural Area beyond the Green Belt.

#### 4.2 **Proposal**

- 4.2.1 Installation of solar panels to existing annexe roof.
- 4.2.2 A Planning and Heritage Assessment dated January 2026 is submitted in support of the application.

#### 4.3 **Key Issues**

- 4.3.1 The key issues for consideration are as follows:
- Whether the proposed development would be inappropriate development in the Rural Area beyond the Green Belt for the purposes of the National Planning Policy and Local Development Plan.
  - The acceptability of the design of the proposed development and its resultant impact on the listed building.
  - The impact the proposed development would have on the character and appearance of the property and the surrounding area.
  - The impact that the proposed development would have on the living conditions of nearby neighbouring properties.

#### Principle of Development in the Rural Area beyond the Green Belt

- 4.3.2 The site lies outside of any defined settlement boundary and is designated as Rural Area beyond the Green Belt within the Local Plan, where there is a general presumption against development. Policy CGB1 sets out broad typologies of development considered acceptable, one of which is d) Relates to an existing rural building. Policy CGB4 sets out similar typologies of development considered acceptable, one of which is c) The resultant buildings(s) do not have a materially greater impact on the openness, purposes or general policy aims of the Rural Area beyond the Green Belt than the original building(s). Both Policies CGB1 and CGB4 are subject to meeting the requirements of other relevant planning policies.
- 4.3.3 I consider the proposed development to be of a minor and would not be contrary to the aims of acceptable development in the Rural Area beyond the Green Belt for reasons of being related to existing buildings, scale and being subordinate to the main building. I therefore consider the proposal acceptable in principle.

#### Design

- 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 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 to communities*”. In this regard, Policy D1 and D2 of the Local Plan are consistent with the objectives set out within the NPPF.

- 4.3.5 The proposed solar panels would be sited on the south and west facing roof slopes of a detached annex building which is sited to the northeast of the host dwelling. Both roof slopes face in the direction of the host dwelling and due to the minor scale of the development, would not impact the character and appearance of the Rural Area beyond the Green Belt.
- 4.3.6 I am satisfied that the proposed development is in accordance with Policies D1 and D2 of the Local Plan and Section 12 of the NPPF.

#### Impact on Heritage Assets

- 4.3.7 Section 16 of the NPPF sets out guidance relating to sustaining and enhancing heritage assets. In this regard, Policy HE1 of the Local Plan is consistent with the NPPF.
- 4.3.8 When considering the impact of proposed development on the significance of a designated heritage asset (in this case the Listed Building(s)), 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.
- 4.3.9 I am satisfied that the minor scale and design of the proposed development would not harm the setting of The Thatched Cottage or result in harm to the character and appearance of the Barley Conservation Area and is in accordance with Policy HE1 of the Local Plan and Section 16 of the NPPF.

#### Impact on Neighbouring Properties:

- 4.3.10 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 Local Plan.
- 4.3.11 No objections have been received and given the minor scale of the development I am satisfied that there would be no impact on existing residential amenity.
- 4.3.12 I am satisfied that the proposal is in accordance with Policy D3 of the Local Plan and Section 12 of the NPPF.

#### Biodiversity Net Gain (BNG)

- 4.3.13 This development is not subject to the statutory Biodiversity Gain Plan condition because it is exempt under the statutory exemptions as set out in paragraph 17 of Schedule 7A of the Town and Country Planning Act 1990 and the Biodiversity Gain Requirements (Exemptions) Regulations 2024.

#### Environmental Implications:

- 4.3.14 The Council's Sustainability Supplementary Planning Document seeks to ensure that new developments are future proofed against the challenge of climate change.
- 4.3.15 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 Local Plan, which sets out that development proposals 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.

- 4.3.16 Based on the details submitted, the proposed development, is unlikely to have any significant implications for the local environment in terms of carbon emissions and therefore would be generally in compliance with Policy D1 of the Local Plan and Section 14 of the NPPF.

#### 4.4 **Conclusion**

- 4.4.1 The proposed development is considered acceptable and in accordance with Policies SP1, SP5, SP9, SP13, CGB1, CGB4, D1, D2, D3 and HE1 of the North Hertfordshire Local Plan 2011-2031 and Sections 2, 12, 14 and 16 of the NPPF.

#### 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.

#### **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.

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| <p>Signed</p><br><br><br><br><br><br><br><br><br><br><br><p>Shaun Greaves<br/>Determining Officer</p> | <p>Development Management<br/>North Hertfordshire District Council<br/>Council Offices<br/>Gernon Road<br/>Letchworth<br/>Herts<br/>SG6 3JF</p> |
| <p><b>Date:</b> 30 March 2026</p>                                                                                                                                                      |                                                                                                                                                 |