

DELEGATED FILE NOTE

CASE OFFICER: ...William Thompson.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
24/02924/FPH	Alterations to existing fenestration.	Box Tree Cottage Arch Road Great Wymondley Hitchin Hertfordshire SG4 7ET

Submitted Plan Nos

1130 - 01a 1130 - 02a 1130 - 03a 1130 - PL01 1130 - PL02 1130 - PL03 1130 - PL04 1130 - PL05

D1	Sustainable design
D2	House exts, replcmnt dwellings outbuild
D3	Protecting living conditions
T2	Parking
SP1	Sustainable development in North Herts
SP9	Design and Sustainability
HE1	Designated heritage assets
SECN12	Achieving well-designed places
SECN16	Conserve + enhance historic environment

2.0 **Site History**

2.1 24/02925/LBC - Internal alterations to relocate kitchen.

Pending Consideration

13/00566/1HH - Proposed outbuilding in rear garden

Conditional Permission

02/00813/1LB - Addition of 2 rooflights to rear elevation and a single pair of doors in the East elevation of barn to rear of dwelling (works in addition of 01/00863/1LB)

Conditional Permission

01/00863/1LB - Single storey link extension. Alterations to facilitate use of barn as additional residential accommodation (as amended by drawing no 1090.02B received 11.7.2001)

Conditional Permission

01/00862/1HH - Single storey link extension. Alterations to facilitate use of barn as additional residential accommodation (as amended by drawing no 1090.02B received 11.7.2001)

Conditional Permission

97/00897/1HH - Detached double bay garage

Conditional Permission

85/00759/1 - Erection of front entrance porch and single storey rear extension.

Conditional Permission

83/01730/1 - Erection of front entrance porch, two and single storey rear extensions following demolition of existing lean-to

Conditional Permission

82/00061/1 - Formation of new vehicular access.

Conditional Permission

3.0 **Representations**

3.1 **Neighbour Representations and Site Notice** – None received.

3.2 **Wymondley Parish Council** – None received.

3.3 **Historic Buildings & Places** – None received.

3.4 **Natural, Historic and Build Environment** – No objection.

3.5 **Conservation Officer** – No objection.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 Box Tree Cottage is a Grade II listed building located on the east side of Arch Road and is within the Great Wymondley Conservation Area and the Greenbelt.

4.2 **Proposal**

4.2.1 Alterations to existing fenestration.

4.3 **Key Issues**

4.3.1 The key issues in this case are the design, impact on heritage assets, and impact on the reasonable living conditions of neighbours.

Design

4.3.2 Policy D1 of the Local Plan states that planning permission will be granted provided that development responds positively to the site's local context in addition to other criteria. These considerations are echoed in Section 12 of the NPPF.

4.3.3 The proposal seeks to replace all windows to the original building with new timber to match existing, using 16mm double glazing to replace the existing 12mm; replace the existing timber roof lantern with a new metal system to match; replace all existing single glazed Velux rooflights

with new matching double glazed; replace existing timber windows to the rear element with a new metal system.

- 4.3.4 In my opinion, the proposed development is acceptable in design terms. As such, the scheme is considered in accordance with Policy D1 and D2 of the Local Plan, as well as Section 12 of the NPPF.

Impact on Heritage Assets

- 4.3.5 As stated above, the building is Grade II listed and within the Conservation Area. Section 72 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that in the exercise of planning powers in conservation areas *“special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area”*. In terms of listed buildings Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that where considering whether to grant planning permission for development which affects a listed building or its setting special regard shall be had to the desirability of preserving the building or its setting or any features of special architectural interest which it possesses.
- 4.3.6 The Conservation Officer has no objection to the proposal, as it will not see the loss of historic fabric of significance nor have a detrimental impact on the setting of the listed building nor the character and appearance of the conservation area.
- 4.3.7 As such, the proposed development under this householder application is considered acceptable and will not cause harm to the listed building’s special character or the Conservation Area, in accordance with the Policy HE1 of the Local Plan and Section 16 of the NPPF.

Impact on Neighbours

- 4.3.8 Policy D3 of the Local Plan states that planning permission will be granted for development proposals which do not cause unacceptable harm to living conditions.

- 4.3.9 In my view, given the modest nature of the proposal, the scheme is unlikely to result in any material harm to the reasonable living conditions and well-being of neighbours. This is in accordance with Policy D3 of the Local Plan.

4.4 **Conclusion**

- 4.4.1 The proposed development is considered acceptable in design, heritage, and its impact upon neighbouring properties, in accordance with Policies D1, D3 and HE1 of the Local Plan, as well as Section 12 and 16 of the NPPF.

4.5 **Alternative Options**

- 4.5.1 N/A.

4.6 **Pre-Commencement Conditions**

- 4.6.1 N/A as these are covered under the simultaneous LBC application.

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.

Signed  Anne McDonald	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 12 March 2025	