

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/01114/S73	Remove condition 2 to make amendment to application reference number 23/01641/FP granted on 05.12.2024 for Erection of outbuilding following demolition of existing outbuilding (amended plans received 29.10.2024).	Memorial Hall Hall Lane Kimpton Hertfordshire SG4 8RD

Submitted Plan Nos

12125624_NSXS3 12125624-REL3 12125624-RPV3 12125624_RXS3

1.0 Policies

D1 Sustainable design

D3	Protecting living conditions
T1	Assessment of transport matters
T2	Parking
SP2	Settlement Hierarchy and Spatial Distrib
SECN12	Achieving well-designed places
SECN14	Meeting climate change,coastal,flooding

2.0 **Site History**

2.1 23/01641/FP - Erection of outbuilding following demolition of existing outbuilding (amended plans received 29.10.2024) – Conditional Permission

3.0 **Representations**

3.1 **Neighbour Consultation** – None received.

3.2 **Ecology** – No Objection.

3.3 **Parish Council** – Recommends Approval.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The site comprises an existing single storey building within a car park adjacent to Kimpton Memorial Hall, off Hall Lane.

4.2 **Proposal**

4.2.1 This application seeks to vary Condition 2 of the previous planning permission 23/01641/FP granted 05.12.2024.

4.2.2 Condition 2 relates to the approved plans of the development. The application form indicates that following amendments are proposed:

1. Replace the pent roof with a pitched roof utilising prefabricated trusses which increases the roof height from 2.9m to 3.8m
2. Clad the pitched roof with grey concrete tiles
3. Replace the capstone surround with two courses of engineering bricks
4. Terminate the exterior wall cladding at the base of the building – not covering the brick plinth
5. Add a noticeboard to the west facing wall
6. Paint the brick plinth with black bitumen paint
7. Replace the floating caberboard floor with a reinforced concrete screed
8. Make detailed changes to the stud walling in line with best practice

4.3 **Key Issues**

- 4.3.1 The principle of the development has been established given the extant planning permission. Relevant material considerations relating to the current application are design and impact to neighbour amenity.

Design and Appearance:

- 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 alterations would materially alter the appearance of the building as viewed from the public realm. The built form would differ, with a dual pitched roof proposed instead of a mono-pitch and would feature different materials of construction and colours to the external elevations. The altered appearance would not be out of place in the local area. The proposed alterations to the proposed development would therefore be acceptable.
- 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 Section 12 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 proposed alterations are not considered to detract from neighbouring amenity, particularly due to the isolation of the building to residential dwellings, and due to the modest changes to bulk. Outlook would be consistent with the approved scheme, therefore privacy issues are not considered to arise. No neighbouring 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 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. Details and/or samples of materials to be used on all external elevations and the roof of the development hereby permitted shall be submitted to and approved in writing by the Local Planning Authority before the development is commenced and the approved details shall be implemented on site.

Reason: To ensure that the development will have an acceptable appearance which does not detract from the appearance and character of the surrounding area and to comply with Policy D1 of the North Hertfordshire Local Plan 2011 to 2031.

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. The Council acted proactively through early engagement with the applicant at the pre-application stage 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  Shaun Greaves Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 11 June 2025	