

DELEGATED FILE NOTE

CASE OFFICER: ...Melissa Tyler.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
24/02580/FP	Installation of bike shelter with hard standing and pillar lights to the side of entrance footpath	Ickleford Primary School Arlesey Road Ickleford Hitchin Hertfordshire SG5 3TG

Submitted Plan Nos

Location Plan Site Plan Floor Plan Side Elevation Front Elevation Rear Elevation

2.0 Relevant Site History

2.1 See history on file

3.0 Representations

3.1 Ickleford Parish Council – raised objections

*Ickleford Parish Councillors **OBJECT** to the above planning application. With the school being situated within the conservation area of Ickleford, Councillors feel that the modern design of the proposed bicycle shed would not be in keeping with the Victorian design of the school whose gateway and frontage wall are Designated Heritage Assets and are listed, as are many other properties within the conservation area.*

The Councillors do not object to the idea of installing of a bicycle shelter at the school and would indeed welcome it. They have proposed a different location for the shelter which is to the side of the main building, out of sight from the front of the school. The shelter would therefore not detract from the history of the building.

3.2 Conservation Officer: There are no objections to the proposed lighting. The proposed bike shed is of contemporary design and although in my view not offensive I note the Parish Council's objection. The applicant could be asked to re site to a less prominent location or have the structured screened with planting.

3.3 Hertfordshire Historic Environment Team - In this instance due to its size we have no comments to make.

3.4 Environmental Health - I have no objections to the proposals.

4.0 Planning Considerations

4.1 Site and Surroundings

4.1.1 The Old South Range at Ickleford JMI School, The Green together with the gateway and frontage all to the school are separately grade II listed and are located within the Ickleford Conservation Area. The list entry for the former is as follows:

Former Church of England school house and attached teaching block, 1848 for Frederick Dudley Ryder (1806-82) Lord of the Manor. Uncoursed flint facing with red brick dressings and steep pitched red tile roof banded in fishtail tiles. A tall Tudor Gothic range facing S onto a large grassed forecourt. Comprises a 2-storeys school house at W end with gabled front projection and rear wall chimney with 3 tall octagonal brick shafts, and a teaching block extending to E at same height ending in a projecting E crosswing. Large internal chimney with 3 tall octagonal shafts at junction with crosswing and tall slender circular bell-turret and fleche over main school range. This has 3 3-lights high-set windows with labels, gabled porch to school, and wide Tudor arched 3-light window to S gable of crosswing. Lattice casement windows. (Pevsner (1977)214).

4.2 **Proposal**

- 4.2.1 Planning permission is sought for the erection of a bike shed and new lighting along the front footpath. The following was taken from the submitted DAS:

“The purpose of the proposal for the bike shelter is to provide an enhanced facility for the school community. At present there is a small area consisting of 4 metallic rings for pupils and staff to store their bikes and scooters. This is completely open and often overflowing, meaning the area is unsightly and offering little protection to expensive items. The proposed timber shelter will be sustainable and aesthetically pleasing, offering an in keeping addition to the beautiful listed school. It will be conveniently located near the school playground entrance, yet off of the main path and obscured from view by existing trees from Upper Green (outside the school gates). The new facility will encourage the use of physical exercise and allow for children to leave their bikes and scooters in a suitable location.

“The proposal of the new lights, to be located along the pedestrian footpath will add much needed illumination to an area often used by staff, parents and children during the winter months in darkness. The lights will be time or light sensitive to promote a safe yet sustainable option to improve the current situation, offering greater security to the Ickleford School community. This will enhance access and egress from the school.”

4.3 **Key Issues**

- 4.3.1 The main consideration for the proposal is whether the works would respect the special character of the listed building and the character & appearance of the Ickleford Conservation Area.

Heritage impacts

- 4.3.2 Policy HE1 of the North Hertfordshire Local Plan 2011 - 2031 is relevant and it should be noted that the first part of this policy requires that planning applications relating to Designated Heritage Assets **or their setting** shall be accompanied by a Heritage Assessment/Justification

Statement. Only a design and access statement were submitted which did not assess the harm to the heritage assets.

- 4.3.3 The following comments have been received by the Councils Conservation Officer:

“There are no objections to the proposed pillar lights as these are considered to be simply designed and will not compete with the architectural detail of the main school building does not cause harm to the setting of the listed building nor the character and appearance of the conservation area given their location. The bike shelter is of a contemporary design, and I do take on board the Parish Council’s comments regarding location. I would suggest that the school considers a less prominent location or seeks to screen the shelter with planting if this location is the only possibility.”

- 4.3.4 It is considered that due to its location at the front of the school building, its size and the modern design of the shelter, it would detract from the setting and appearance of the listed building. The shelter would be publicly visible from the Green and would, therefore, have an impact on the appearance of the Conservation Area also. Even with an increase in planting to hide the shelter would not overcome my concerns.

- 4.3.5 I would concur with the views of the Parish Council and the Conservation Officer. The limited public benefits of providing a covered place for a few bikes and scooters which are only there for a few hours at time on a nice day, given that the bike shelter would be permanent all year round whether it is being used or not. This is not considered to outweigh the harm caused to the heritage assets affected. The proposal would not comply with Policies SP9, SP13, D1, HE1 of the Local Plan, and Sections 12 and 16 of the NPPF.

Lighting

- 4.3.6 There is no objection to the proposed lighting.

Impact on Neighbouring Properties/Future Occupiers:

- 4.3.7 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.

- 4.3.8 In my view, the proposed development would not result in any material harm upon the reasonable living conditions and well-being of neighbouring dwellings.

- 4.3.9 This is in accordance with Policy D3 of the Local Plan.

Environmental Implications

- 4.3.10 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.

- 4.3.11 The provision of a covered bike store area to encourage the use of bikes and scooters by pupils of the school is encouraged. However, there are already provision for bikes in the location which are standalone and not covered by a structure. The proposed development, by virtue of its limited scale in general terms 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 and planning balance**

- 4.4.1 It was questioned of the applicant whether an alternative location could be made for the bike shelter that would have less of a visual presence or a smaller shelter that could be tucked next to the existing storage container. The response was that this was the only location. Even with the benefits of sustainable transport options by providing a sheltered bike store, the proposal would result in material harm to the character and appearance of the Listed Building and Conservation area as identified above. As such, it is considered that the proposed development would conflict with Policies HE1 of the Local Plan and Section 16 of the NPPF. These conflicts and resultant harms are not outweighed by the very modest benefits of the provision of a bike shelter for limited use in the round when weighed in the planning balance against the identified harm and policy framework as a whole.

4.5 **Alternative Options**

- 4.5.1 None applicable

5.0 **Recommendation**

- 5.1 That planning permission be **REFUSED** for the following reasons:

1. The proposed bike shelter is considered to amount to less than substantial harm to the significance of the Grade II Listed Building and Ickleford Conservation Area. The harm identified would not be outweighed by any public benefits of the scheme. Therefore, the proposal would fail to satisfy Section 16(2) and 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, Section 16 of the National Planning Policy Framework and the aims of Policy HE1 of the North Hertfordshire Local Plan 2011-2031.

Proactive Statement:

Planning permission has been refused for this proposal for the clear reasons set out in this decision notice. The Council acted proactively through positive engagement with the applicant in an attempt to narrow down the reasons for refusal but fundamental objections could not be overcome. 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 Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 2 April 2025	