

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/01216/FPH	Two garden room outbuildings to rear garden following demolition of existing detached garden outbuilding.	Greyfriars Hitchin Hill Hitchin Hertfordshire SG4 9AJ

Submitted Plan Nos

Location Plan PL01 TGA.2725.TPP.002 01a Outbuilding B 02a Outbuilding B 01b Outbuilding A 02b Outbuilding A

1.0 Policies

1.0 **Local and National Policy**

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

Section 2 – Achieving sustainable development

Section 12 – Achieving well-designed places

Section 14 - Meeting the challenges 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 HE3 – Non-designated heritage assets

2.0 **Relevant Site History**

2.1 14/01113/1 - Sub-division of residential dwelling to provide two residential dwellings, including two storey side extension, single storey rear extension, dormer extension to rear and alterations to elevations, open car port, car parking and widening of existing vehicle access (as amended by plan received 17th July 2014). Conditional Permission which removed PD rights under The Town and Country Planning (General Permitted Development) Order 1995 (as amended) no development as set out in Classes A, B, D and E of Part 1 of Schedule 2 to the Order.

2.2 14/02379/1NMA - Alterations to single storey rear extension to include square bay design and increase height. Increase height of second floor window to rear elevation. Agreed.

2.3 14/02532/1DOC - Condition 3 - Sample Materials (as discharge of condition attached to planning ref 14/01113/1 granted permission 23/07/2014). Approved.

- 2.4 14/02645/1 - Variation to conditions 5 and 6 (Widening of Access) of planning reference 14/01113/1 granted 24/07/2014 for Sub-division of residential dwelling to provide two residential dwellings, including two storey side extension, single storey rear extension, dormer extension to rear and alterations to elevations, open car port, car parking and widening of existing vehicle access (as amended by plan received 17th July 2014). Refused.

3.0 **Representations**

- 3.1 N/A

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

- 4.1.1 The application site occupies an elevated position on the east side of Hitchin Hill and comprises of a semi-detached dwelling with the original dwelling having been split into two residential properties under 14/01113/1. The property benefits from gardens to the south and northeast of the dwelling with shared vehicular and pedestrian access from Hitchin Hill. To the east of the application site lies St. John's Path and other residential dwellings.

- 4.1.2 Greyfriars is listed in the Register of Buildings of Local Interest (Hitchin) dated 26 July 2011.

- 4.1.3 The application site is within the Hitchin Conservation Area and within the settlement boundary where development is generally acceptable subject to policy requirements.

4.2 **Proposal**

- 4.2.1 Two garden room outbuildings to rear garden following demolition of existing detached garden outbuilding.
- 4.2.2 The application is supported by an Arboricultural Impact Assessment dated 16/05/2025 by a Tom Grayshaw.

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 locally listed building and the character and appearance of the Conservation Area.
- The loss of a tree and the impact of this on the character and appearance of the Conservation Area.
- 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 and Impact on Trees in the Conservation Area

- 4.3.2 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.
- 4.3.3 The proposed development would see the demolition of an existing timber shed and the erection of two outbuildings. One of the outbuildings would be sited on the existing patio slab base of the former shed the other sited to the northwest of the dwelling on an area laid to existing soil. The position of the new outbuilding would result in the loss of T5 a Crab Apple tree and T10 a Sycamore tree. In terms of the loss of the trees, I am satisfied that their removal would be necessary due to the limited space for the outbuilding to be sited so as not to impact on the existing garden layout which includes an established pond to the south with lawn and pathway. The outbuilding would be set on an easypad foundation system so as to avoid any root damage to the remaining trees on the land.
- 4.3.4 The design of the outbuildings are modest, the new outbuilding would have a footprint measuring 6.5 x 4 metres with a 4 metre height and would be constructed using a juniper green corrugated cladding with glazed openings to complement its appearance and reflect its purpose as a garden office. The replacement outbuilding would have a footprint measuring 3.5 x 3 metres with a 2.5 metre height and would be constructed using a mix of black timber and black corrugated timber cladding with a glazed entrance doorway and window to the west elevation.
- 4.3.5 I am satisfied that the design of development is acceptable and in accordance with Policy D1 of the Local Plan and Section 12 of the NPPF.

Impact on Heritage Assets

- 4.3.6 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 and HE3 of the Local Plan are consistent with the NPPF.
- 4.3.7 When considering the impact of proposed development on the significance of a designated heritage asset (such as 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.
- 4.3.8 The proposed development would not have any significant impact on the character and appearance of the conservation area or the BLI. The proposed design and materials are considered sympathetic to the locality and to the conservation area and there would not be any harm to the heritage significance of the conservation area.

- 4.3.9 I am satisfied that the development is acceptable and in accordance with Policy HE1 and HE3 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.

Highways and Parking:

- 4.3.13 The dwelling is served by sufficient off-street parking spaces which would not be affected by the proposed development and is therefore considered to be in accordance with Policy T2 of the Local Plan.

Biodiversity Net Gain (BNG)

- 4.3.14 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:

- 4.3.15 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 In my view, the proposed development would be unlikely to have any significant implications for the local environment in terms of carbon emissions and therefore would be generally in accordance 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, SP9, SP13, D1, D2, D3, HE1 and HE3 of the Local Plan 2011-2031 and Sections 2, 12, 14 and 16 of the NPPF 2024.

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 development shall be carried out in complete accordance with the Arboricultural Impact Assessment dated 16th May 2025.

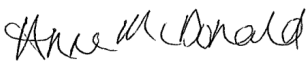
Reason: To ensure adequate protection is afforded to the existing trees on the land in accordance with BS 5837:2012 'Trees in relation to design, demolition and construction - Recommendations'.

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.

Informative/s:

The applicant is advised where work to buildings or trees is to be undertaken it is the legal responsibility of the contractor to check for bats. If bats are found during the course of any work where not previously anticipated, then works should immediately stop and Natural England notified for appropriate advice.

Signed  Anne McDonald	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 1 July 2025	