

DELEGATED FILE NOTE

CASE OFFICER: ...Andrew Hunter.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/01176/FPH	Infill extension to create principal front entrance, insertion of rooflights, alterations to fenestration arrangement and replacement windows and doors throughout. Installation of external metal staircase following removal of existing timber staircase. Re-cladding, re-roofing and internal alterations (as amended by plans received on 05/07/25 and 21/07/25)	Chapel Barn Rabley Heath Road Codicote Welwyn Hertfordshire AL6 9UA

Submitted Plan Nos

31032A_01_101 131032A_01_102(A) 31032A_01_103 31032A_01_104 31032A_01_105(A)
31032A_02_06(C) 31032A_02_07(C) 13-01-25 31032A_02_09(B) Sht 2 of 2 31032A_02_10(D)
31032A_02_04(F) 31032A_02_05(F) 31032A_02_08(D) Sht 1 of 2

1.0 Policies

D1	Sustainable design
D2	House exts, replcmnt dwellings outbuild
D3	Protecting living conditions
HE1	Designated heritage assets
SECN12	Achieving well-designed places
SECN13	Protecting Green Belt Land
SECN16	Conserve + enhance historic environment
SECN9	Promoting sustainable transport
SP13	Historic environment
SP5	Countryside and Green Belt
SP6	Sustainable transport
SP9	Design and Sustainability

2.0 **Relevant Site History**

- 2.1 15/02965/1LB - Retention of two storey side extension and first floor link to original barn, external staircase to the former, and other external alterations including changes to fenestration affecting all elevations – Approved 20/01/16.
- 2.2 15/02898/1EUD - Continued use of premises as a dwellinghouse together with the retention of two storey side extension and first floor link to original barn, external staircase to the former and other external alterations including changes to fenestration affecting all elevations - Approved 20/01/16.
- 2.3 87/00778/1LB - Application for listed building consent for alterations conversion and extension of barns to provide 2 dwellings with garages and ancillary works. New roof to existing detached garage and demolition of canopy and cattle shed. (Revised by plans received 27/7/87) – Approved 03/09/87.
- 2.4 87/00777/1 - Alterations, conversion and extension of barns to provide 2 dwellings with garages and ancillary works. New roof to existing detached garage and demolition of canopy and cattle shed. (Change of use of agricultural land to residential curtilage. (Revised by plans received 27 July 1987) – Approved 14/05/87.

3.0 **Representations**

- 3.1 **Conservation Officer** - The minor additional changes recently sought have been made and **NO OBJECTION** is raised. This is on the basis that the proposal will not occasion harm to the listed building or the setting to East Barn, satisfying the provisions of Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990, the aims of Section 16 of the NPPF and Policy HE1 of the North Hertfordshire Local Plan 2011-2031.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

- 4.1.1 The site is a 2 storey detached dwelling with a pitched roof that is a converted barn and is Grade II listed. The site is part of a small group of three dwellings (including the application property), which are all listed buildings. The site is set back from the public highway in an area of wooded character in wider rural agricultural countryside. A small number of dwellings are to the NE, and the village of Codicote is further to the west. The site is in the Green Belt.

4.2 **Proposal**

- 4.2.1 A ground floor front infill extension, a replacement rear staircase, new rooflights, altered and new openings, and external landscaping alterations.
- 4.2.2 The application was accompanied by parallel listed building consent application 25/01177/LBC.

4.3 **Key Issues**

- 4.3.1 The key material considerations are whether the proposal is acceptable in principle, design and heritage, neighbour amenity, and parking.

Principle

- 4.3.2 The site is in the Green Belt. Policy SP5 of the adopted Local Plan states that the Council will only permit development proposals in the Green Belt where they would not result in inappropriate development or where very special circumstances have been demonstrated. Policy SP5 refers to the National Planning Policy Framework (NPPF) which sets out exceptions to inappropriate development in the Green Belt in paragraphs 154 and 155. Part c) of 154 states *the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building*.
- 4.3.3 The new rooflights and new and altered openings will not enlarge the building. The new landscaping would be of a small scale with ground levels similar to the existing, and will not materially enlarge the building. The replacement rear staircase will be a similar size to the existing and is not considered an enlargement.
- 4.3.4 The proposed ground floor extension would provide additional floor space, however it would be an infill extension under the first floor of the dwelling that is effectively enclosed by the existing dwelling above it and on both sides. The infill extension would be wholly underneath the existing first floor, and is not considered to materially enlarge the building as its footprint would not be increased. The development would not be inappropriate in the Green Belt and acceptable in principle. The proposal complies with Policy SP5 of the Local Plan and Section 13 of the NPPF.

Design and heritage

- 4.3.5 The application site is a Grade II listed building, which is a designated heritage asset. The proposal therefore needs to be assessed as to whether it would harm its significance under S66(1) of The Planning (Listed Buildings and Conservation Areas) Act 1990.
- 4.3.6 The proposed works are overall considered to be of a small scale, with none of the fabric of the building to be lost considered to be of such significance that this will be harmful. On the basis of the comments from the Conservation Officer, the proposed works are considered sympathetic to and in keeping with the special significance and character of the listed building.

- 4.3.7 It is not considered that the application harms the significance of the designated heritage asset the subject of this application. The impacts of the proposal on the character and appearance of the building and its significance as a designated heritage asset are therefore considered acceptable.
- 4.3.8 Near the site to the south are two other listed buildings, which are also designated heritage assets. The impacts of the proposal on their settings and significance also needs to be assessed. In this case the proposed works are of minor scale and visual impacts, and are not considered harmful to the settings of the nearby listed buildings.
- 4.3.9 The extension and alterations proposed would overall be of a small scale, and will not affect the character and appearance of the locality. The design and impacts on heritage assets are therefore acceptable. The proposal complies with Policies D1, D2 and HE1 of the Local Plan, and Sections 12 and 16 of the NPPF.

Neighbour amenity

- 4.3.10 There is only one dwelling that could be affected by the proposed works, which is The Great Barn (TGB) to the SE. The ground floor infill extension will be obscured from TGB by the application property and will not harm its amenity. The replacement rear stairs will have similar impacts to the existing and will not harm amenity.
- 4.3.11 The new landscaping will have similar impacts to the existing and won't be harmful. One of the new rooflights will face onto undeveloped land and won't cause harm. The other rooflights will be at a high level and won't cause loss of privacy and amenity.
- 4.3.12 The new and altered openings will largely have similar impacts to the existing, with these not being considered harmful. One narrow first floor window will be changed to one larger window to serve a re-sited bedroom, with this window facing the boundary with TGB. This window would be approx. 12.5m from the boundary, which is considered sufficient to not cause harmful loss of privacy. Impacts on amenity are considered acceptable. The proposal complies with Policy D3 of the Local Plan.

Parking

- 4.3.13 The proposal will not increase the number of bedrooms, however the front infill extension will block access to rear parking area. A driveway that can accommodate at least two cars would remain, which complies with minimum parking requirements and is acceptable. The proposal complies with Policy T2 of the Local Plan.

4.4 **Conclusion**

- 4.4.1 In the absence of material planning reasons to the contrary it is my view that planning permission is **GRANTED**.

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. The Council acted proactively through positive engagement with the applicant during the determination process 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  Anne McDonald	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 23 July 2025	