

DELEGATED FILE NOTE

CASE OFFICER: ...Tom Rea.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/00786/FPH	Alterations to existing attached garage fenestration to include insertion of ground floor front window and door following removal of one garage door to facilitate garage conversion. Insertion of rear rooflights.	Barn House Turnpike Lane Ickleford Hitchin Hertfordshire SG5 3UZ

Submitted Plan Nos

25012 - 001 25012 - 002 25012 - 010 25012 - 011

1.0 Policies

D1 Sustainable design

D2 House exts, replcmnt dwellings outbuild

D3 Protecting living conditions

SECN16 Conserve + enhance historic environment

HE1 Designated heritage assets

1.0 Ickleford Neighbourhood plan – policies SD1, SD3 and HE1 are relevant as well as Local Plan Policies set out above.

2.0 **Site History**

2.1 80/01763/1 Erection of two storey side extension to provide double garage with bedroom above and 2 dormer windows on elevation to Turnpike Lane as variation to previous permission granted under ref. 1/1477/79(917). Granted 22.01.1981

3.0 **Representations**

3.1 Ickleford Parish Council: No response

3.2 Conservation officer: No response

3.3 Site Notice/Adjoining occupiers:

Objections have been received from 3 neighbours including the following observations (see web site for full details of these comments):

- ☐ A separate dwelling would be created
- ☐ Insufficient parking would remain
- ☐ Blocking of shared access
- ☐ Inappropriate materials
- ☐ Query legal rights of access

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

Two storey Grade II listed dwelling located at the junction of Turnpike Lane and Arlesey Road. The site is within the Ickleford Conservation Area

4.2 **Proposal**

- 4.2.1 Alterations to existing attached garage fenestration to include insertion of ground floor front window and door following removal of one garage door to facilitate garage conversion. Insertion of rear rooflights

4.3 **Key Issues**

4.3.1 Design and appearance

- 4.3.2 The proposed works would only have a minor impact on the appearance of the dwelling. For the south elevation only a garage door would be replaced with a window and entrance door. All glazing and framework would also match the main house. The dormer windows already match the main house. It is not unusual to have a separate door to a garage area. On the north elevation the existing velux rooflights would be replaced with Conservation rooflights which would be an improvement to the setting of the Conservation Area.

- 4.3.3 Generally the proposed works are relatively minor and in fact would improve the appearance of the dwelling with better window detailing. The proposals would therefore be consistent with Policy D1 and D2 of the Local Plan.

4.3.4 Impact on Heritage assets

- 4.3.5 The main assets affected are the listed building itself and the Ickleford Conservation. As mentioned above the alterations would improve the appearance of the dwelling by removing one garage door and introducing better quality fenestration.

Details of the timber framework around the new front window can be agreed by a planning condition to ensure sympathy with the existing timber framing on the historic part of the house.

Internally the works are restricted to the modern extension (see history above) which is the garage approved in 1981 and therefore no removal of historic fabric is proposed.

Overall the works would have a positive impact on the appearance of the dwelling and the setting of the Ickleford Conservation Area. The works would be in accordance with Policy HE1 of the Local Plan and Policies SD1, SD3 and HE1 of the Ickleford Neighbourhood plan

4.3.6 Impact on adjacent property

- 4.3.7 The comments raised in correspondence and summarised above are acknowledged.

With regards to the separate dwelling comment, it should be noted that a separate dwelling (together with all of the issues that such a proposal would raise such as parking and amenity space) could only be permitted by the LPA through the submission and granting approval of a formal planning application – not this current householder application. It is recommended however that a condition is attached to

ensure that the use of the floorspace affected by this proposals remains ancillary to the main dwelling.

4.3.8 The rights of access is a civil issue and not a material planning consideration.

4.3.9 In terms of design, the detail of the timber framing can be conditioned.

4.3.10 Parking and access

4.3.11 There are no changes to the vehicular access arrangement and two parking spaces would remain sufficient for this property in accordance with the Council's Parking Standards SPD.

4.3.12 Climate change and BNG

4.3.13 This householder proposal is exempt from the BNG legislation and the small scale of the works would mean that there would be very little impact, if any, on local climate change.

4.4 **Conclusion**

4.4.1 The proposal is acceptable in planning terms.

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. Prior to the commencement of the development hereby approved full details of the new timber framework shall be submitted to and agreed in writing by the Local Planning Authority.

Reason: To ensure that the detail is sympathetic to the historic character of the listed building. To comply with Policy HE1 of the Local Plan

4. The additional habitable accommodation hereby approved shall be occupied as ancillary accommodation to the main dwelling and shall not be occupied as separate living accommodation or as a separate dwelling unless agreed in writing by the Local Planning Authority.

Reason: To avoid the creation of a new dwelling contrary to the planning policies applicable to the area and to avoid the occupation of two separate dwellings by persons unconnected with each other as this would result in an unsatisfactory relationship and inadequate standard of amenity for both properties and to comply with Policy HS6 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. 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  Shaun Greaves Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 4 June 2025	