



PLANNING, DESIGN & ACCESS AND HERITAGE STATEMENT

Site: Yew Tree House
Therfield
SG8 9PN

For: Mr M Norris

Project Ref: 26032

Date: September 2026

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Plans and Documents Accompanying the Application

Application Form
Planning, Design and Access and Heritage Statement
Location Plan
26039 – Main House – As Existing
26039 – As Proposed – Householder Application

1.0 **Introduction**

1.1 This Planning, Design and Access and Heritage Statement has been prepared on behalf of our client, Mr M Norris, to support a householder planning application for demolition of the existing garage and erection of extensions at Yew Tree House, Therfield, SG8 9PN.

1.2 The description of the development proposed is as follows:

Demolition of existing detached garage, erection of single storey rear extension, insertion of full-length window at first floor level, erection of new gabled dormer at roof level plus insertion of window in existing gable end.

1.3 This householder application is submitted concurrently with Lawful Development Certificate 26/02262/LDCP which seeks to confirm other works at the property do not require planning permission.

1.4 Section 2 of this Statement outlines the context of the application site, including any relevant designations and planning history. Section 3 sets out details of the proposed works, whilst Section 4 sets out the relevant local and national policy. A planning assessment of the proposed development is found at Section 5, and a summary and conclusions at Section 6.

2.0 **Site Context**

The Site and Surroundings

- 2.1 The application site, Yew Tree House, is a large detached, two-storey residential dwelling located off a private road from Police Row on the east side of the village of Therfield. Therfield is designated as a Category A Village in the North Herts Local Plan.
- 2.2 The site is situated in the centre of the village, adjacent to Therfield First School, opposite Therfield Chapel. The village is surrounded by rural and green area. Figure 1 below shows the site in relation to the wider context.
- 2.3 The site sits within the Therfield Conservation Area, which was originally designated in 1969 and extended in 1979.

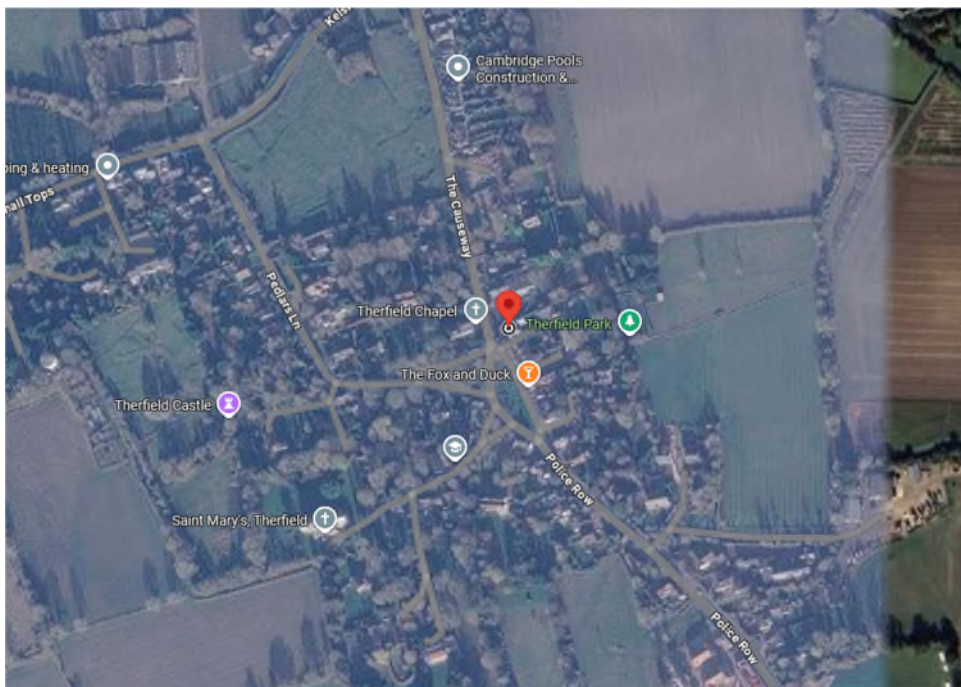


Figure 1. Application Site marked in red, in relation to the wider context.

Planning Designations

- 2.4 The dwellinghouse lies within the settlement boundary of Therfield. The property is within a conservation area, but it is not listed.
- 2.5 The site is located in Flood Zone 1 and has a low probability of flooding from surface water and rivers and the sea.

Planning History

- 2.6 In June 1985, Listed Building Consent was granted for the demolition of unlisted farm outbuildings being within the Conservation Area (Ref. 85/00942/1LB).
- 2.7 In July 1985, permission was granted for the erection of detached steel framed storage building (Ref. 85/00978/1).
- 2.8 In July 1991, permission was granted for replacement detached double garage (Ref. 91/00746/1).
- 2.9 In September 1991, permission was granted for demolition of existing detached garage (Ref. 91/00929/1CAC).
- 2.10 On 19 April 1996, planning permission was granted for '*Detached dwellinghouse following demolition of existing pair of cottages*', this is the consent for Yew Tree House as it currently stands (LPA Ref. 96/0137/1).
- 2.11 In October 2011, permission was granted for horse shelter and store for garden machinery (Ref. 11/01843/1).

- 2.12 In November 2017, permission was granted for change of use of ancillary annexe to 2 bed residential dwelling (Ref. 17/02383/1). This dwelling on site is now known as Yew Tree Barn. The dwelling has been shown as within the red line boundary of this application as it remains in one ownership, however it is a separate dwelling with tenants.
- 2.13 A Lawful Development Certificate has recently been submitted to confirm that proposed works within the curtilage of the property would be lawful to be undertake without the need for planning permission. This application was validated on 24 September 2026 and given the reference 26/02262/LDCP.

3.0 **Proposed Development**

3.1 Householder planning permission is sought for the demolition of existing detached garage, erection of single storey rear extension, insertion of full-length window at first floor level, erection of new gabled dormer at roof level plus insertion of window in existing gable end.

3.2 The proposed scheme comprises the following elements:

- Demolition of existing detached garage to the rear of the property.
- Single storey rear extension across full width of the dwelling in a varied form.
- Insertion of full-length window in place of existing window on first floor rear elevation.
- Insertion of new window on gable end of rear elevation to serve new loft space.
- New gabled rear dormer addition at roof level.

3.3 The proposed works to the existing residential dwelling will improve the internal layout of the house for the current occupiers; creating a more open-plan downstairs space that suits the needs of the occupiers and provides improved quality to new roof level accommodation.

3.4 This application is submitted concurrently with LDC application 26/02262/LDCP which seeks to confirm that a parking area, new porch on the front elevation and new roof lights to facilitate a loft conversion would be permitted development.

4.0 **Relevant Planning Policy**

4.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires applications for development to be determined in accordance with the development plan, unless material considerations indicate otherwise. At present, the adopted Development Plan for the borough comprises the North Hertfordshire Local Plan 2011-2031 (2022).

4.2 The following policies in the North Hertfordshire Local Plan (NHLP) are considered relevant to the proposals:

- Policy SP1: Sustainable development in North Hertfordshire
- Policy D1: Sustainable design
- Policy D2: House extensions, replacement dwellings and outbuildings
- Policy D3: Protecting living conditions
- Policy HE1: Designated heritage assets
- Policy SP13: Historic Environment

4.3 Supplementary Planning Documents relevant to the proposal include:

- North Herts Design Code (2026)

National Planning Policy Framework (NPPF) 2026

4.4 A new version of the NPPF was published on 17 August 2026. It maintains a proactive approach to decision making should be taken, with sustainable development as a core objective.

4.5 The relevant national decision-making policies from the 2026 NPPF relating to this application include:

- S3: Presumption in favour of sustainable development
- S4: Principle of development within settlements
- DP3: Key principles for well-designed places
- HE4: Securing the conservation of heritage assets
- HE5: Assessing effects on heritage assets
- HE6: Proposals affecting designated heritage assets
- HE7: Decisions on non-designated heritage assets
- HE9: Conservation areas

5.0 **Assessment**

Principle of Development

- 5.1 Policy D2 of the NHLP states that planning permission for house extensions will be granted where the extension is sympathetic to the existing house in height, form, proportions, roof type, window details, materials and orientation of the main dwelling.
- 5.2 However, NPPF Policy S4 is also clear that development proposals within settlements should be approved unless the benefits of doing so would be substantially outweighed by any adverse effects when assessed against the decision making policies in the NPPF. The following design, heritage and amenity sub-sections demonstrate that there are no adverse impacts arising from the proposals which would substantially outweigh the presumption in favour of development.
- 5.3 Therefore, the principle of the proposed development should be considered acceptable and in compliance with NHLP Policy D2 and NPPF Policy S4.

Heritage & Design

- 5.4 The site is within Therfield Conservation Area, however it is not listed, nor is it within the setting of any listed buildings. Yew Tree House is recognised as a non-designated heritage asset in the Therfield Conservation Area Character Statement. No dwellings fronting the village green on the east side of Police Row are statutorily listed but their positive contribution to the significance of the Conservation Area is considered to stem from their group value as modern buildings of high architectural quality and their consistent linear form facing the village green. The significance and special interest of the Conservation Area itself is considered to arise from being a late medieval and

early post-medieval village which expanded from the castle site in the west of the Conservation Area towards the village green, which is now the focal point of the village and Conservation Area. The application site, despite being a positive feature, is considered to make a limited contribution overall to this special interest given its modern 1990s construction.

5.5 Further, the proposed works are considered to result in no harm to the character of the Conservation Area and potentially result in a positive impact due to the proposed demolition of the large, detached garage and replacement with proportionate extensions to the rear of the property.

5.6 The dwelling currently has a large, detached garage which is 1.5 storeys with roof level accommodation. It is a bulky structure that is dominant in the context of the main house and visible from The Causeway as shown on Figure 2 below. The removal of the existing garage will therefore bring a positive change to the overall appearance of the dwelling.



Figure 2. Google Streetview of site.

- 5.7 The proposed rear single-storey extension will be significantly less prominent in views from the streetscene and of a more integrated appearance than the current arrangement. Further, the maximum depth increase is 4-metres which on a typical, detached dwelling would be permitted development (PD). However, owing to the existing rear arrangement, the extension as a whole is both a rear and side extension and therefore planning permission is required. Nevertheless, the scale is fully reflective and consistent with a typical PD householder extension. The rear addition is arranged as two gabled projections and a central flat roof element with a rooflight. This design ties in with the existing arrangement of two gabled projections at first floor and reduces the massing and bulk of the rear addition. A further gable-style dormer is proposed at roof level on the rear elevation and is to be of a matching design to the existing features. The materials of the extension have been carefully selected to tie in with the existing house and be of a high quality with a modern style.
- 5.8 There are no changes proposed to the front elevation of the existing dwelling as part of this application, and as such, when viewing the front elevation from the public highway, there will be no perceived change as a result of this proposal.
- 5.9 Overall, the proposed works will integrate with and enhance the surrounding context and will avoid harm to the significance of both designated and non-designated heritage assets, fully conserving their significance.
- 5.10 The proposed materials and design would be sympathetic to the host dwelling and wider conservation area. The proposal would therefore comply in full with Policies HE1, D1 and D2 of the Local Plan and Policies S4 and DP3 and HE4-7 and HE9 of the NPPF.

Residential and Neighbour Amenity

- 5.11 Located 20-metres to the rear of the property, beyond the existing garage is Yew Tree Barn. The proposed works will result in the removal of the garage building between the Barn dwelling and Yew Tree House. However, Yew Tree Barn is already arranged so that no windows, other than one obscured window in a storage area, faces towards Yew Tree House. Further its garden area is east of the barn itself. This means that the alterations at the application site will not result in any increased intervisibility or loss of privacy between the two dwellings.
- 5.12 Given the separation distance and side-to-side relationship, the proposals will have no detrimental impact on the dwellings fronting Police Row.
- 5.13 Therefore, the proposed development would not harm neighbouring amenity and therefore complies with Policy D3 of the Local Plan.

Biodiversity Net Gain (BNG)

- 5.14 This is a householder application which is exempt from statutory BNG requirements under article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015.

6.0 **Summary and Conclusions**

6.1 This statement demonstrates that the proposal complies with both local and national policy and will provide a high-quality development appropriate to the sites location within the settlement boundary and Conservation Area of Therfield. As such, we respectfully request that the householder planning application be granted without delay.