

DELEGATED FILE NOTE

CASE OFFICER: ...Harriet Sanders.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
26/00176/FPH	Single storey rear extension (revision of previously approved planning permission 23/00484/FPH granted 19.04.2023)	The Barn Kingsoak Hitchin Hertfordshire SG4 7BF

Submitted Plan Nos

BARN-BUR-ZZ-ZZ-DR-A-0001 BARN-BUR-ZZ-00-DR-A-0002 BARN-BUR-ZZ-01-DR-A-0003 BARN-BUR-ZZ-ZZ-DR-A-0004 BARN-BUR-ZZ-ZZ-DR-A-0005 BARN-BUR-ZZ-ZZ-DR-A-0006 BARN-BUR-ZZ-00-DR-A-0007 - P02 BARN-BUR-ZZ-01-DR-A-0008 BARN-BUR-ZZ-ZZ-DR-A-0009 BARN-BUR-ZZ-ZZ-DR-A-0010 - P02 BARN-BUR-ZZ-ZZ-DR-A-0011 BARN-BUR-ZZ-ZZ-DR-A-0012

1.0 Policies

SP5 Countryside and Green Belt

D1	Sustainable design
D2	House exts, replcmnt dwellings outbuild
D3	Protecting living conditions
T2	Parking

Notes:

- Consultation and Representations:
 - site notice posted and neighbour notification carried out - no objections/comments have been received to this application.
 - St Ippolyts Parish Council - no comment received.
- Relevant planning history:
 - 23/00484/FPH - Single storey rear extension. CP 18/04/2023. Development not yet started. Expires April 2026.
- Planning constraints – Green Belt.
- Existing property - two storey terraced dwelling with a pitched roof.
- Surrounding area - rural character although it is near the edge of Hitchin. A small number of dwellings and a school are nearby.
- Proposal – consent is sought for:
 - *“Single storey rear extension (revision of previously approved planning permission 23/00484/FPH granted 19.04.2023)”*
 - Materials to match existing.
- Planning Considerations:
 - The principle of the proposal has been previously approved under 23/00484/FPH.
 - The current application seeks a minor variation to the location of the doors on the north elevation.

- o Consideration therefore needs to be given only to the acceptability of the minor amendments proposed. Details of the acceptability of the single storey rear extension are set out in the officer report for the approved application 23/00484/FPH and it is not necessary to revisit them in this report.
- o Design – minor amendments are proposed to the siting of the doors on the north elevation. The amendments are minor and the design is not materially different to the approved application. Materials to match existing. Design is acceptable.
- o Impact on neighbouring amenity – none. Acceptable.
- o Amenity for future occupiers – acceptable.
- o No change to parking – acceptable.
- o Conclusion - the application is therefore considered acceptable in planning terms and to comply with Local Plan policies SP5, D1, D2, D3 and T2 and the provisions of the NPPF.
- o Recommendation - Grant conditional permission.

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 extension(s) hereby permitted shall be built in external materials to match the existing dwellinghouse unless otherwise agreed in writing by the LPA.

Reason: To protect the visual amenities of the locality and to comply with Policies D1 and D2 of the North Hertfordshire Local Plan 2011 to 2031.

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: 10 March 2026	