

DELEGATED FILE NOTE

CASE OFFICER: ...William Thompson.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/00648/FPH	Erection of greenhouse following demolition of existing green house	2 Crab Tree Lane Pirton Hitchin Hertfordshire SG5 3QE

Submitted Plan Nos

Location plan Existing Greenhouse site plan Existing Greenhouse Plans Page 1 Existing Greenhouse Drawings Page 2 HB70748-001A

1.0 Policies

D1	Sustainable design
D2	House exts, replcmnt dwellings outbuild
D3	Protecting living conditions
T2	Parking
HE1	Designated heritage assets
SECN12	Achieving well-designed places
SECN14	Meeting climate change,coastal,flooding
SECN16	Conserve + enhance historic environment

2.0 **Site History**

2.1 None relevant

3.0 **Representations**

3.1 **Neighbour consultations** – None received.

3.2 **Pirton Parish Council** – No objection.

- 3.3 **Pirton NP Steering Group** – None received.
- 3.4 **Conservation Officer** – No objection.
- 3.5 **North Herts Council Ecologist** – None received.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

- 4.1.1 The site is a detached, two-storey dwelling on the north side of Crab Tree Lane, Pirton and resides within the Pirton Conservation Area. The dwelling is grade II listed with other listed buildings to the immediate north and east. The site benefits from a driveway and a large surrounding garden with several outbuildings.

4.2 **Proposal**

- 4.2.1 Erection of greenhouse following demolition of existing green house.

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 impact on the character and appearance of the area.
 - The impact of the proposed development on the living conditions of neighbouring properties.
 - Access and parking matters.
 - The impact of the proposed development on the environment.

Design

- 4.3.2 Policy D1 of the Local Plan requires that development proposals respond positively to the site's local context, retain existing vegetation and minimise the visual impact of street furniture and parking provision. Policy D2 of the Local Plan requires extensions to houses to incorporate design that is sympathetic to the main dwelling in terms of its scale, form and orientation and does not harm the character and appearance of the locality around the site. These policies are broadly consistent with Section 12 of the National Planning Policy Framework.

- 4.3.3 Following the demolition of the existing greenhouse, the proposed greenhouse would measure 8.1m in width, 3.7m in depth with the entrance extending a further 0.8m and have a dual pitched roof with an eaves height of 2.0m and a peak of 3.7m. The external materials would be an aluminium frame with storm proof glass windows and a red brick base.
- 4.3.4 In my view, the proposed materials palette is acceptable. The proposal is considered to be acceptable in terms of the massing, built form and roof design. As such, the proposed development complies with Policy D1 and D2 of the NHLP and Section 12 of the NPPF.

Heritage Impact

- 4.3.5 As the existing greenhouse is in a poor condition and the Conservation Officer has raised no objection, it is considered that the proposal would cause less than substantial harm to the setting of a listed building and not cause unacceptable harm to the character and appearance of the Conservation Area.

Impact on Neighbours

- 4.3.6 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 NHLP.
- 4.3.7 As the proposed greenhouse would have similar massing and be sited in the same location as the existing greenhouse, it is not considered that the proposal would cause unacceptable harm to neighbour amenity in terms of overdominance, shading or loss of privacy.
- 4.3.9 This development is therefore considered to be in accordance with Policy D3 of the NHLP and Section 12 of the NPPF.

Highways and Parking:

- 4.3.10 The proposal does not include an increase in the number of bedrooms. Therefore, with regard to Policy T2 of the NHLP, there would be no car parking issues arising from the development.

Environmental Implications

- 4.3.11 The proposed development would be consistent with the criteria set out in Policy D1 of the NHLP '*Sustainable Design*'. There are no other significant environmental implications as a result of the proposed development.

Biodiversity Net Gain:

- 4.3.12 This is a form of development which is exempt from BNG Legislation, defined under article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015 due it falling under the scope of the 'de minimis' exemption.

4.4 **Conclusion**

- 4.4.1 The proposed development is considered acceptable and in accordance Policies D1, D2, D3, T2, HE1 of the NHLP 2011-2031 and Sections 12, 14 and 16 of the NPPF.

4.5 **Alternative Options**

- 4.5.1 None.

4.6 **Pre-Commencement Conditions**

- 4.6.1 None.

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. 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  Anne McDonald Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 25 June 2025	