

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
24/02117/FPH	Single storey rear extension and alterations to fenestration. Erection of rear outbuilding to facilitate golf simulator/gym/office with associated decking; erection of greenhouse/store following demolition of existing outbuilding. Installation of front entrance gate to driveway (as amended by drawings 10110 P05, 10350 P01 _ 10111 P05)	Manor Farm Church Lane Graveley Hitchin Hertfordshire SG4 7BN

Submitted Plan Nos

BH23023-BM3-00-GF-DR-A-10010 Rev P01 BH23023-BM3-00-GF-DR-A-10011 Rev P0 BH23023-BM3-00-ZZ-DR-A-10012 Rev -P04 23137-TOPO BH23023-BM3-00-ZZ-DR-A-10013 Rev P03 23137-MBS-Sheet 1 23137-MBS-Sheet 2 23137-MBS-Sheet 3 BH23023-BM3-00-ZZ-DR-A-10110 Rev P05 BH23023-BM3-00-ZZ-DR-A-10111 Rev -P05 BH23023-BM3-00-ZZ-DR-A-10103 P01

1.0 Policies

D1	Sustainable design
D2	House exts, replcmnt dwellings outbuild

D3	Protecting living conditions
HE1	Designated heritage assets
NE4	Biodiversity and geological sites
SECN12	Achieving well-designed places
SECN13	Protecting Green Belt Land
SECN16	Conserve + enhance historic environment

2.0 **Site History**

- 2.1 22/000683/FPH: Single storey side extension. Internal and external alterations (as amended by drawing nos. P001 Rev P1; -002 Rev P1; --003 Rev P1; -004 Rev P1; -005 Rev P1; and -006 Rev P1 received on 08/09/2022 and 12.09.22). Granted 13.09.22
- 2.2 22/00687/LBC: Single storey side extension. Internal and external alterations (as amended by drawing nos. P001 Rev P1; -002 Rev P1; --003 Rev P1; -004 Rev P1; -005 Rev P1; and -006 Rev P1 received on 08/09/2022 and 12.09.22). Granted 13.09.22

For earlier history see web site and file.

3.0 **Representations**

- 3.1 Site Notice / Adjacent occupiers:
No responses received
- 3.2 NHDC Conservation officer:
No objections subject to conditions (see formal response below)
- 3.3 Graveley Parish Council:
No objection

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

Detached house and kitchen garden sited to the east of Graveley village off Back Lane. The site is within the Green Belt but outside the Graveley Conservation Area. The house is Grade II listed and to the east of the site is the nearby Grade II* St. Etheldrada, the remains of Chesfield Church which is a Scheduled Monument.

4.2 **Proposal**

- 4.2.1 Single storey rear extension and alterations to fenestration. Erection of rear outbuilding to facilitate golf simulator/gym/office with associated decking; erection of greenhouse/store following demolition of existing outbuilding. Installation of front entrance gate to driveway (as amended by drawings 10110 P05, 10350 P01 & 10111 P05)

4.3 **Key Issues**

4.3.1 **Impact on the Green Belt**

- 4.3.2 Paragraph 154 of the NPPF states that development in the Green Belt is inappropriate unless one of several criteria apply including:

c) 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 house has been extended in the past but there have been very few additions since 1948. The proposed extension to the south western corner (26 sqm) would result in an approximate 12% increase in floor area to the main building since 1948 therefore this would not be considered a disproportionate increase and therefore the proposal would comply with paragraph 154 and would not be considered 'inappropriate development'

- 4.3.4 The proposed works to the kitchen garden area would result in an increase in floor area in this part of the site by approximately 44 sq metres. However when taken with the amount of floorspace to be demolished and the limited extensions to the main house since 1948 it is still considered that the works will not amount to a disproportionate increase in the size of the original buildings overall. Therefore the proposals would not be inappropriate development in my opinion.

- 4.3.5 In terms of any other harm the Conservation officer is satisfied that the proposals are acceptable in heritage terms (see below) and the siting of the house extension as an infill and the proposed new outbuildings being confined to the walled kitchen garden would not result in any harm to the openness of the Green Belt or any adverse visual or spatial impact.

- 4.3.6 The proposed entrance gate feature is acceptable in design terms in this rural location.

4.3.7 Impact on heritage assets

4.3.8 The most important heritage assets affected are the Grade II listed house and curtilage outbuildings and the nearby Scheduled Ancient Monument (SAM). The proposals are some distance from the SAM and are all single storey. The house extension is an infill and the kitchen garden buildings are contained by the walled garden. In these circumstances the setting of the SAM would not be affected in my view.

4.3.9 The NHDC Conservation has assessed the proposals as being acceptable in heritage terms offering the following summary:

*'It is considered that the proposed single-storey rear extension and alterations to fenestration will not harm the special character of Manor Farm whilst the , erection of rear outbuilding to facilitate golf simulator/gym/office with associated decking; erection of greenhouse/store following demolition of existing outbuilding; installation of front entrance gate to driveway; will not harm the setting of Manor Farmhouse or the separately listed walled garden to south-west and west of the house, thereby, satisfying the provisions of Section 16(2) of the Planning (LB & CA) Act 1990 and will accord with Section 16 of the Framework or Policy HE1 of the North Hertfordshire Local Plan 2011 – 2031. The proposal is **UNOBJECTIONABLE** in heritage terms, and I offer no conditions.'*

4.3.10 In view of the comments of the Conservation officer it is concluded that there are no significant impact on the heritage assets involved.

4.3.11 In terms of external materials to be used, the house extension has been the subject of detailed discussions with the Conservation officer who has found the modern approach comprising zinc cladding, render to match and large full height windows to be acceptable. The metal / zinc roof and timber cladding to the outbuildings are acceptable in that particular domestic garden setting.

4.3.12 Impact on neighbouring property

4.3.13 The nearest neighbouring properties are located to the north of the main house and at some distance from the proposed works which are all single storey. Consequently it is considered that the proposals will not have any adverse impact on neighbouring occupiers amenity in compliance with Policy D3 of the NHLP.

4.3.14 BNG and Climate change

4.3.15 This householder application is exempt from the need to demonstrate a 10% increase in biodiversity net gain and the small scale of the scheme means that there would be little impact on local climate change.

4.4 **Conclusion**

The proposals are acceptable in planning and heritage 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.

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. The Council acted proactively through early engagement with the applicant at the pre-application stage 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: 7 May 2025	