

DELEGATED FILE NOTE

CASE OFFICER: ...Alex Howard.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/01822/FP	Erection of one detached 5-bed dwelling with associated access, car parking and hard and soft landscaping following the demolition of existing structures and hardstanding (Development has commenced)	Glencoe Villa Snailswell Lane Ickleford Hitchin Hertfordshire SG5 3TS

Submitted Plan Nos

PO1E PO2F PO3F PO4F PO5 PO7 PO8A

1.0 Policies

SP5	Countryside and Green Belt
D1	Sustainable design
D3	Protecting living conditions
SECN12	Achieving well-designed places
SECN13	Protecting Green Belt Land

2.0 **Site History**

2.1 Extensive planning history at this site. Relevant applications are as follows:

2.2 **24/01191/NMA** - Alterations to type, size and position of fenestration and minor revisions to the detailing and materiality of the proposed (as Non-Material Amendment to planning permission 23/00505/S73 granted 20.04.2023)

Agreed

2.3 **23/00505/S73** - Variation of Condition 2 (approved plans and details) of planning permission 22/00172/FP granted 28/03/2022 for the erection of one detached four bedroom dwelling with associated access, car parking and hard and soft landscaping following the demolition of existing structures and hardstanding.

Conditional Permission

2.3 **22/00172/FP** - Erection of one detached four-bedroom dwelling with associated access, car parking and hard and soft landscaping following the demolition of existing structures and hardstanding.

Conditional Permission

3.0 **Representations**

- 3.1 **Ickleford Parish Council** – None received.
- 3.2 **Hertfordshire Highways** – No objections.
- 3.3 **Environmental Heath** – No objection subject to condition.
- 3.4 **Hertfordshire Ecology** – None received.
- 3.5 **Hertfordshire Archaeology** – No comments.
- 3.6 **Waste and Recycling** – None received.
- 3.7 **Beds and River Ivel Drainage Board** – Guidance given on ground conditions for soakaways being investigated and constructed in accordant with latest regulations.
- 3.8 **Site Notice and Neighbour Consultation** – None received.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

- 4.1.1 The site comprises land to the east and north of a detached two storey dwelling (Glencoe Villa), which slopes up gently to the rear. The site has been used for a coal merchant business in association with Glencoe Villa, with various associated buildings and structures remaining within the site. The site contains trees at the rear and east.
- 4.1.2 The wider locality has a rural character with a small number of dwellings nearby on the north edge of Ickleford, with a caravan park to the east. The site is in the Green Belt.

4.2 **Proposal**

- 4.2.1 The application seeks planning permission for the erection of one detached 5-bed dwelling with associated access, car parking and hard and soft landscaping following the demolition of existing structures and hardstanding (Development has commenced)
- 4.2.2 The background and planning history for this site is material to this application.
- 4.2.3 Planning permission under ref. 22/00172/FP was granted on 28 March 2022 for the erection of a 4-bedroom dwelling on the site. This followed an earlier consent for a detached dwelling under ref. 20/01168/FP granted 27 October 2020 for a three-bedroom dwelling.

This planning permission was first varied under ref. 23/00505/S73, and then subsequently under ref. 24/01191/NMA. These sought revisions to the design, form and size of the dwelling originally approved under the 2022 consent. The NMA approved in 2024 introduced a fifth bedroom, albeit the description of development of the host consent wasn't amended to reflect this change.

All relevant pre-commencement conditions associated with application ref. 23/00505/S73 have been discharged/approved, and construction of the development

began in March 2025. Accordingly, it is considered that application ref. 23/00505/S73 has been successfully implemented.

- 4.2.4 As such, the proposal submitted under this application is largely as per that approved under application ref. 23/00505/S73 and varied under application ref. 24/01191/NMA in terms of its design, form, dimensions and architectural characteristics. However, the previously approved dwelling would be supplemented by a single-storey flat roof extension to the west-facing flank elevation of the proposed dwelling. This would have a similar design to the main part of the dwelling and would measure approximately 4.2m in width, 10m in depth and 3.1m in height. Moreover, as the description of development was not amended to reflect the change agreed under the NMA, this proposal is also seeking formal approval for the fifth bedroom.

No alterations are proposed to the approved site layout including the approved residential garden size, vehicular access, and car parking to serve the proposed dwelling.

4.3 **Key Issues**

- 4.3.1 The principle of the erection of a detached dwelling on the site has been established through the grant of planning permission ref. 23/00505/S73 which has been lawfully implemented and is extant. As such, the principle of development is acceptable in principle.
- 4.3.2 The site is within the Green Belt. As set out in the officer report under ref. 23/00505/S73, the dwelling was granted on the basis that the proposed development involved the redevelopment of previously developed land (PDL) and that the proposed development would not have a greater impact on the openness of the Green Belt than the existing development. Accordingly, it was found to not be inappropriate development in the Green Belt.
- 4.3.3 Paragraph 154(g) has been revised in the NPPF, and this now states the following for inappropriate development under PDL:

“g) limited infilling or the partial or complete redevelopment of previously developed land (including a material change of use to residential or mixed use including residential), whether redundant or in continuing use (excluding temporary buildings), which would not cause substantial harm to the openness of the Green Belt.”

The proposed extension would add a relatively modest single-storey extension to the west facing flank wall of the proposed dwelling. It would increase the size of the approved dwelling by a small amount in context with the overall floor area and scale of the revised scheme, at approximately 4.2m in width, 10m in depth and 3.1m in height, which would not cause substantial harm to the Green Belt when compared to the impact of the consented scheme. Therefore, it is considered that the proposal would not be inappropriate development in the Green Belt in accordance with Paragraph 154 (g) of the NPPF.

- 4.3.4 Notwithstanding the above, the site is also considered to be Grey Belt, which weighs in favour of the proposal.
- 4.3.5 The additional fifth bedroom is the product of internal alterations at first floor, with no external changes required to facilitate this. As such, this is considered acceptable.
- 4.3.6 The proposed extension to the dwelling would measure approximately 4.2m in width, 10m in depth and 3.1m in height, with a flat roof. This extension would be part boot/plant room and part open sided pergola. The materials are to match that of the host dwelling as approved, which is suitable. Given the size of this site and the scale of the extension relative to the approved dwelling, the additional extension is considered appropriate in design and scale.
- 4.3.7 No other matters are proposed to be amended under this proposal.
- 4.3.8 All conditions applied to the previous consents will be transferred over to and amended where required to this application.

4.4 **Conclusion**

- 4.4.1 The proposal is considered acceptable in planning terms against the relevant Local and National planning policies.

4.5 **Alternative Options**

- 4.5.1 None.

4.6 **Pre-Commencement Conditions**

- 4.6.1 N/A.

5.0 **Recommendation**

- 5.1 That planning permission be **GRANTED** subject to the following conditions:

1. 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.

2. Prior to occupation, the new dwelling shall incorporate an Electric Vehicle (EV) ready domestic charging point.

Reason: To contribute to the objective of providing a sustainable transport network and to provide the necessary infrastructure to help off-set the adverse impact of the

operational phase of the development on local air quality.

3. Details and/or samples of materials to be used on all external elevations and the roof of the development hereby permitted, as approved under application ref: 24/01166/DOC, shall be implemented on site.

Reason: To ensure that the development will have an acceptable appearance which does not detract from the appearance and character of the surrounding area.

4. The landscaping shall be in accordance with the details approved under planning ref: 24/01244/DOC. The condition read as follows:

Prior to commencement of the approved development, the following landscape details shall be submitted:

- a) which, if any, of the existing vegetation is to be removed and which is to be retained
- b) what new trees, shrubs, hedges and grassed areas are to be planted, together with the species proposed and the size and density of planting
- c) the location and type of any new walls, fences or other means of enclosure and any hardscaping proposed
- d) details of any earthworks proposed
- e) elevations and floor plan details of the cycle and bin storage

Reason: To ensure the submitted details are sufficiently comprehensive to enable proper consideration to be given to the appearance of the completed development.

5. The approved details of landscaping shall be carried out before the end of the first planting season following either the first occupation of any of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which, within a period of 5 years from the completion of the development, die, are removed or become seriously damaged or diseased, shall be replaced during the next planting season with others of similar size and species, unless the Local Planning Authority agrees in writing to vary or dispense with this requirement.

Reason: To safeguard and enhance the appearance of the completed development and the visual amenity of the locality.

6. Under planning application ref: 24/01245/DOC, a phase 1 and 2 contaminated land report was submitted to the Council as per parts a) and b) of the condition. These details were considered acceptable but part c) is still outstanding, as per the below:

Prior to any permitted dwelling being occupied a remediation strategy to deal with the risks associated with contamination of the site shall be submitted to and approved in writing by the Local Planning Authority. The remediation strategy shall include an options appraisal giving full details of the remediation measures required and how they are to be undertaken. The strategy shall include a plan providing details of how the remediation works shall be judged to be complete and arrangements for contingency

action.

Reason: To protect human health and to ensure that no future investigation is required under Part 2A of the Environmental Protection Act 1990.

7. Two bat tubes and two swift boxes shall be installed into the fabric of the new building prior to its occupation. Both should be installed above 5m with a clear flight path to and from the entrance. Bat boxes should be positioned in a south / south-westerly direction. Swift boxes should be positioned under the eaves and away from direct sunlight.

Reason: In the interests of ecology and in line with Policy NE4 of the Local Plan.

8. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 as amended no enlargement as set out in Classes A, B and E of Part 1 of Schedule 2 to the Order, (or any subsequent Statutory Instrument which revokes, amends and/or replaces those provisions) shall be carried out without first obtaining a specific planning permission from the Local Planning Authority.

Reason: Given the nature of this development, the Local Planning Authority considers that development which would normally be "permitted development" should be retained within planning control in the interests of the character and amenities of the area and the openness of the Green Belt.

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  Anne McDonald Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 9 September 2025	