

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/01884/FPH	Replacement rear conservatory	1 Seven Roes Malting Park Street Baldock Hertfordshire SG7 6YJ

Submitted Plan Nos

Location Plan Block Plan 900-16762 - Existing Floor Plan and Rear Elevation 900-16762 - Existing Side Elevations 900-16762 - Proposed Floor and Elevations Plan 900-16762 - Proposed Side Elevations

1.0 Policies

D1	Sustainable design
D2	House exts, replcmnt dwellings outbuild
D3	Protecting living conditions
HE1	Designated heritage assets
SECN12	Achieving well-designed places
SECN16	Conserve + enhance historic environment

2.0 **Planning History**

2.1 **01/00153/1HH** - Single storey rear conservatory.

Conditional Permission

3.0 **Representations**

3.1 **Site Notice and Neighbour Consultation** – None received.

3.2 **Baldock and Bygrave Planning Group** – None received.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The site is an end of terrace property located on the east side of Park Street, Baldock. The property is within the Baldock Conservation Area.

4.2 **Proposal**

4.2.1 Planning permission is sought for a replacement rear conservatory.

4.3 **Key Issues**

- 4.3.1 The key considerations are design and the impact on the amenities of neighbouring properties.

Design and Heritage

- 4.3.2 Policy D1 of the Local Plan states that planning permission will be granted provided that development responds positively to the site's local context in addition to other criteria. Policy D2 of the Local Plan states that planning permission for house extensions will be granted if the extension is sympathetic to the existing house in height, form, proportions, roof type, window details, materials; the orientation of the main dwelling and if it does not dominate adjoining properties. These considerations are echoed in Section 12 of the NPPF.
- 4.3.3 The proposal seeks to replace an existing rear conservatory, which has a brick built base and glazed upper walls and a roof. The scheme would retain the brick built base and replace the glazed upper walls and roof with like for like external appearance but Solaroof glass for better temperature control.
- 4.3.4 The proposal is considered acceptable, given it is a like for like replacement and the conservatory will retain its existing character and appearance.
- 4.3.5 The property is within the Conservation Area. Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that in the exercise of planning powers, in conservation areas "*special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area*", in accordance with Policy HE1 of the Local Plan and Section 16 of the NPPF. Given the nature of the proposal which will not result in any material difference in the external appearance of the conservatory, the scheme will not result in any harm to the character and appearance of the Conservation Area.
- 4.3.6 The proposal is therefore deemed acceptable in design terms and in accordance with Policies D1, D2 and HE1 of the Local Plan and Section 12 and 16 of the NPPF.

Impact on Neighbours

- 4.3.7 Policy D3 of the Local Plan states that planning permission will be granted for development proposals which do not cause unacceptable harm to living conditions.
- 4.3.8 The property is an end of terrace dwelling with a single attached neighbour. Given the nature of the proposal, there will be no harm to amenity.
- 4.3.9 Therefore, the proposal will not cause unacceptable harm to living conditions, in line with Policy D3 of the Local Plan.

Biodiversity Net Gain

- 4.3.10 The proposal is exempt from the mandatory 10% BNG.

4.4 **Conclusion**

4.4.1 The proposal is considered acceptable in planning terms and in accordance with Policies D1, D2, D3 and HE1 of the Local Plan, as well as Section 12 and 16 of the NPPF.

4.5 **Alternative Options**

4.5.1 N/A

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