

DELEGATED FILE NOTE

CASE OFFICER: ...Tabitha Kaye.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
26/00919/FP	Erection of front porch following demolition of existing porch.	The Orange Tree Norton Road Baldock Hertfordshire SG7 5AW

Submitted Plan Nos

Location Plan Block Plan GK360-01A

1.0 Policies

SECN12	Achieving well-designed places
SECN14	Meeting climate change,coastal,flooding
D1	Sustainable design
D3	Protecting living conditions
T2	Parking

2.0 **Relevant Site History**

2.1 No relevant site history.

3.0 **Representations**

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

3.2 **Baldock, Bygrave and Clothall** – No comments received.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

- 4.1.1 The application site accommodates the Orange Tree public house, situated along Norton Road, Baldock. The site benefits from parking provision to the north of the site, with vehicular access being accommodated to the east. Residential properties border the site to the west and north. The site is within the Baldock settlement boundary.

4.2 **Proposal**

- 4.2.1 Erection of front porch following demolition of existing porch.

4.3 **Key Issues**

- 4.3.1 The key issues for consideration are as follows:

- Design and impact on local character;
- Impact on neighbour amenity;
- Highways and parking matters;
- Impact on the environment;
- Biodiversity Net Gain (BNG).

Design and Impact on Local Character

- 4.3.2 Policy D1 of the North Hertfordshire Local Plan 2011-2031 (NHLP) requires that development proposals respond positively to the site's local context. Policy D1 is broadly consistent with paragraph 135 of the NPPF.

- 4.3.3 The proposed replacement porch would replace the previous porch, which was situated on the principal (east) elevation of the Orange Tree. The proposed porch would be sited in the same position, and would mimic the dual-pitched design of the previous porch. The new porch would be constructed of oak with brick plinths and a slate roof. The scale and design of the proposed porch are therefore sympathetic to the existing character of the Orange Tree and the locality, and accord with Policy D1 of the NHLP and Section 12 of the National Planning Policy Framework.

Impact on Neighbours

- 4.3.4 Policy D3 of the Local Plan permits development that does not result in acceptable harm to the amenity of neighbouring occupiers and encourages the use of mitigation measures where necessary. Policy D3 is generally reflected by the provisions of the NPPF.
- 4.3.5 Due to the small scale of the proposal and its siting to the front of the Orange Tree, the proposed porch would not give rise to overbearing, overshadowing or overlooking impacts to neighbouring residential plots. The proposal therefore accords with Policy D3 of the NHLP.

Highways and Parking

- 4.3.6 The proposal would not impact existing parking provision on site and therefore accords with Policy T2 of the NHLP.

Environmental Impacts

- 4.3.7 Policy D1 of the NHLP outlines the Council's commitment to supporting climate change mitigation through the requirement for schemes to incorporate the principles of 'sustainable design'; with which the proposal is commensurate with. Policy D1 is broadly consistent with the aims of Section 14 of the NPPF. There are no other environmental implications as a result of the proposed development.

Biodiversity Net Gain (BNG)

- 4.3.8 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 In the absence of material planning reasons to the contrary it is my view that planning permission is **GRANTED**.

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.

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	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 4 June 2026	