

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/00642/FPH	Single storey rear extension	Cottage Farm Kimpton Bottom Kimpton Hertfordshire SG4 8EU

Submitted Plan Nos

KOD-A-100 KOD-A-101 Location plan

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 25/00379/LBC - Single storey rear extension

Pending Consideration

2.2 17/02739/1 - Erection of stable block containing 3 stables and tack room following demolition of existing timber stables (as amended by drawings received 03/01/2018).

Conditional Permission

- 2.3 15/00917/1LB - Erection of stable block containing 3 stables and tack room following demolition of existing timber stables (as amended by drawings received 03/01/2018).

Conditional Consent

- 2.4 10/03054/1HH - Retention of two storey side and single storey rear extensions. Erection of single storey rear breakfast room extension and front entrance porch.

Conditional Permission

- 2.5 10/03055/1LB - Retention of two storey side extension with addition of new external render following demolition of flat roofed side extension. New rendered gabled porch to east elevation. Render rear single storey kitchen and utility room extensions. New rear glazed screen and roof lantern to create breakfast room. Blockwork to east and west elevations replaced with brickwork. New small paned casement windows with a pair of French doors and side light to the west elevation. Internal alterations including new staircase. Retention of replacement roof structure and new tiles to historic building

Conditional Consent

- 2.6 05/01014/1HH - Two storey side and single storey rear extension following demolition of existing flat roof side extension and front entrance porch.

Conditional Permission

- 2.7 05/01015/1LB - Two storey side and single storey rear extension following demolition of existing flat roof side extension. Demolition of the existing front porch and opening up of earlier doorway with new porch. Partial bricking up of east elevation with the introduction of new windows. New door and replacement window in north elevation. Internal alterations including removal of staircase and partitions in the north bay of the house, alterations to first floor partitions, new staircase and partitions to form ground floor cloakroom in southern bay of existing building.

Conditional Consent

3.0 **Representations**

- 3.1 **Neighbour Representations** – None received.

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

3.3 **Conservation Officer** – No objection.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 Cottage Farm is grade II listed and is located within the Green Belt in Kimpton.

4.2 **Proposal**

4.2.1 Planning permission is sought for a single storey rear extension.

4.3 **Key Issues**

4.3.1 The key issues in this case are the design, impact on heritage assets, and impact on the reasonable living conditions of neighbours.

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 The proposed single storey rear extension would match the depth, height and roof form of the existing single storey rear element and match the width of the existing dwelling. The proposed materials would all match existing.

4.3.4 As such, the proposed development is acceptable in design terms and the scheme is considered in accordance with Policy D1 and D2 of the Local Plan, as well as Section 12 of the NPPF.

Impact on Heritage Assets

4.3.5 As stated above, the building is Grade II listed and within the Green Belt.

4.3.6 The details of this proposal have been fully considered under the simultaneous LBC application under ref: 25/00379/LBC. The Conservation Officer has no objection to the proposal.

4.3.7 As such, the proposed development under this householder application is considered acceptable and will not occasion harm to the listed building's special character, in accordance with the Policy HE1 of the Local Plan and Section 16 of the NPPF.

Impact on Neighbours

4.3.8 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.

4.3.9 Given the modest nature of the proposal and that the site is in an isolated location, the scheme is unlikely to result in any material harm to the reasonable living conditions and well-being of neighbours.

4.3.10 This is in accordance with Policy D3 of the Local Plan.

Highways and Parking:

- 4.3.11 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

- 4.3.12 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:

- 4.3.13 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 in design, heritage, and its impact upon neighbouring properties, in accordance with Policies D1, D2, D3, T2 and HE1 of the Local Plan, as well as Section 12, 14 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. Before the development hereby permitted is commenced, approval of the details of the siting, design and external appearance of the development, the means of access thereto and the landscaping of the site (hereinafter called "the reserved matters") shall be obtained in writing from the Local Planning Authority.

Reason: To comply with the provisions of Article 3 of the Town and Country Planning (General Development Procedure) Order 1995 as amended.

3. The extension(s) hereby permitted shall be built in external materials to match the existing dwellinghouse unless otherwise agreed in writing by the LPA.

Reason: To protect the visual amenities of the locality and to comply with Policies D1 and D2 of the North Hertfordshire Local Plan 2011 to 2031.

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: 23 May 2025	