

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
26/00055/FPH	Erection of detached double garage with office in roof space and installation solar panels following demolition of existing garage.	15 Deards End Lane Knebworth Hertfordshire SG3 6NL

Submitted Plan Nos

1872-P-100 1872-P-200 1872-P-300

1.0 Policies

D1	Sustainable design
D2	House exts, replcmnt dwellings outbuild
D3	Protecting living conditions

HE1	Designated heritage assets
NP5	Knebworth NP
SP9	Design and Sustainability
SECN16	Conserve + enhance historic environment

2.0 **Site History**

2.1 See site history sheet

3.0 **Representations**

3.1 Knebworth Parish Council: Comment as follows:

'The committee wished for it to be noted if the property is listed and within the conservation area. The Committee requested for me to ensure that due diligence is done by yourselves as the Planning Authority regarding the plumbing and accommodation of this application and also if Listed Building Consent was required.'

3.2 Site Notice / Adjacent occupiers:
No responses.

3.3 NHDC Conservation officer:
No response

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 No. 15 is a large detached two storey property designed by Sir Edward Lutyens

The building and the area are Designated Heritage Assets for the purpose of applying the aims of Section 16 of the NPPF

4.2 **Proposal**

- 4.2.1 This planning application is for a replacement garage with a room in the roof within the residential site of 15 Deards End Lane. The property is Grade II listed and located within the Deards End Lane Conservation Area.

4.3 **Key Issues**

4.3.1 Design and appearance

- 4.3.2 The proposals would remove an unsightly and unsympathetic flat roofed garage from the site which detracts from the setting of the Conservation Area and detracts from the historic setting of the parent listed building.

- 4.3.3 The proposed replacement garage is of a sympathetic design in keeping with the design and materials used on the main dwelling whilst also maintaining a subordinate relationship. The proposed garage, by reason of its sympathetic and proportionate scale and appropriate design and materials and fenestration and openings would be consistent with the requirements of Policies SP9 and D1 of the local plan.

4.3.4 Impact on heritage assets

- 4.3.5 The house is Grade II listed and the plot is located within the Knebworth Deards End Conservation Area.

- 4.3.6 The submitted Heritage Impact statement states:

The replacement garage will not result in removal of any historic fabric to the site or impact the significance of the listed dwelling. Although the replacement garage will include a room in the roof, the design is considered an improvement compared to the existing garage. There will only be a slight increase to its original footprint and not be built any closer to the listed building, maintaining its subservient relationship. What will be seen from the public realm will not interrupt any wider views to and from the listed dwelling or impact wider views within the Conservation Area. This proposal will maintain the site's semi-rural appearance and continue its public benefit within the Knebworth Conservation Area

Given the above it is considered that the replacement garage will enhance the setting of the listed building with its similar design and use of materials, and as such meet the requirements of both Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and the requirements of the policies of the Development Plan. The proposal therefore causes no harm to the integrity of the heritage asset or significance of the area and should therefore be supported.

I would concur with the above assessment and therefore raise no objections to the proposals on heritage grounds.

4.3.7 Impact on neighbouring property

4.3.8 The proposed Design and Access statement states:

Policy D3 (Protecting living conditions) – The proposal is not expected to impose upon the living conditions of the applicant or neighbours. There are no windows that face toward any neighbouring property and its use remains incidental to the site (for example, no overnight stays are proposed).

In addition to the above it is noted that the new building would be sited largely on the existing footprint and maintain a distance from the side boundary with the only neighbour affected where there is a large hedge to be retained.

A condition is recommended to ensure that the building remains ancillary to the main dwelling.

4.3.9 Impact on highway safety

4.3.10 None. The building is set well back from the highway boundary and cars can enter and leave the building in forward gear.

4.3.11 Biodiversity and Climate change

4.3.12 This householder application is exempt from the requirement for BNG under the Environment Act Regulations.

4.3.13 The small scale of the development means that it will have little if any impact on local climate change.

4.4 **Conclusion**
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.

3. The replacement garage with room in roof 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.

4. The garage and room above hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the dwellinghouse known as 15 Deards End Lane, Knebworth

Reason: To avoid the creation of a new dwelling contrary to the planning policies applicable to the area and to avoid the occupation of two separate dwellings by persons unconnected with each other as this would result in an unsatisfactory relationship and inadequate standard of amenity for both properties and to comply with Policy HS6 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: 5 March 2026	

