

DELEGATED FILE NOTE

CASE OFFICER: ...Thomas Howe.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
24/01519/FPH	Alterations to existing roof and Insertion of rooflight to northwestern roof pitch. External alterations	West Wing St Ibbs London Road St Ippolyts Hitchin Hertfordshire SG4 7NL

Submitted Plan Nos

215-001 215-00 215-00 215 Rooflight detail 010 010 011 Rev B 011 Rev B 012 013 Rev B 016 Rev A

1.0 Policies

D1	Sustainable design
D2	House exts, replcmnt dwellings outbuild
D3	Protecting living conditions
T2	Parking
SP5	Countryside and Green Belt
HE1	Designated heritage assets
SECN12	Achieving well-designed places
SECN13	Protecting Green Belt Land
SECN16	Conserve + enhance historic environment

2.0 Site History

2.1	24/01044/FPH - Insertion of two rooflights to existing south-east elevation roofslope – Withdrawn
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- 2.2 24/01045/LBC - Insertion of two rooflights to existing south-east elevation roofslope. Internal alterations – Withdrawn
- 2.3 24/01520/LBC - Alterations to existing roof and Insertion of rooflight to northwestern roof pitch. Internal and external alterations – Pending.
- 2.4 03/01096/1LB - Replacement of ground and first floor windows to rear elevation. – Conditional Consent
- 2.5 94/00665/1LB - Replacement windows and door on side elevation – Conditional Consent
- 2.6 93/00409/1LB - External circular staircase to existing first floor rear balcony. – Conditional Consent
- 2.7 93/00378/1HH - Circular external staircase to existing first floor rear balcony. – Conditional Permission

3.0 **Representations**

3.1 **Neighbour Consultation** – None received.

3.2 **Parish Council** – No objection.

3.3 **Conservation** – No Objection received, recommends standard materials conditions.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 West Wing comprises a semi-detached two-storey dwelling off London Road, Hitchin.

4.2 **Proposal**

4.2.1 Planning Permission is sought for alterations to an existing roof and the insertion of a rooflight to a northwestern roof pitch. External alterations.

4.3 **Key Issues**

4.3.1 The key issues for consideration are as follows:

- The principle of the development in the Green Belt.
- The acceptability of the design of the proposed development and its resultant impact on the character and appearance of the area.
- The impact that the proposed development would have on the living conditions of neighbouring properties.
- The impact that the proposed development would have on car parking provision in the area.
- The impact that the proposed development would have on the environment.

Green Belt:

- 4.3.2 The site is within the Green Belt as allocated within the Local Plan. Paragraph 153 of the NPPF advises that significant weight should be given to any harm to the Green Belt that arises from development unless Very Special Circumstances can be demonstrated to outweigh this harm. Paragraph 154 of the NPPF advises that the erection of new buildings should be regarded as inappropriate development unless the development comprises one of the exceptions listed under this section. Exception c) advises *“the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building;”*.
- 4.3.3 The proposed alterations do not seek to enlarge the building and are therefore not considered to amount to disproportionate enlargements. Harm would not arise to the openness of the Green Belt.
- 4.3.4 Paragraph 143 of the NPPF states the five purposes of the Green Belt. In my opinion, the proposed development does not contradict with any of the five purposes. Given the above, the proposal is not inappropriate development in accordance with Section 13 of the NPPF and is therefore compliant with Policy SP5 of the Local Plan.

Design and Appearance and Impact to Heritage Assets:

- 4.3.5 Policy D1 of the Local Plan states that development will be granted provided the design of the development appropriately and positively responds to the site's local context together with other criteria to encourage a positive and sustainable form of development. Policy D2 of the Local Plan requires extensions to houses and the erection or replacement of buildings 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. Policy HE1 requires development to enable heritage assets to be secured to preserve their significance and incorporate a palette of materials that make a positive contribution to local character and distinctiveness. This is consistent with Section 16 of the NPPF.
- 4.3.6 The proposed rooflight and repair works would modestly alter the character and appearance of the existing building and are therefore not considered to detract from this Heritage Asset or its significance. Repair works would generally provide some improvements to its significance and should result in an improvement to the longevity of the building. The proposed alterations to the ridge line would not be substantial and would result in a modest loss of historic fabric, however, I do not consider that this would be harmful to the significance of the building. Conservation comments have been received, and do not raise an objection to the proposal, advising that the development would not result in harm to the significance of the heritage asset.
- 4.3.7 The proposed development is therefore considered to be in compliance with Policies D1 and D2 of the Local Plan and the core principles set out within Section 12 of the National Planning Policy Framework. The design and appearance are therefore acceptable.

Impact on Neighbouring Properties:

- 4.3.8 Policy D3 of the Local Plan permits development that does not result in unacceptable harm to the amenity of neighbouring occupiers and where necessary encourages the

use of mitigation measures to reduce these impacts. This is generally reflected by the provisions within the National Planning Policy Framework.

- 4.3.9 No neighbour objections were received for this application. The proposal would not result in unacceptable harm by reason of a loss of light or by the development being dominating given that the bulk of the building would remain the same. The proposed rooflight would be set at a relatively high level, approximately 1.8m above the floor level of the room. Therefore, it is considered that the privacy levels afforded to neighbours would be suitably preserved. No neighbour objections were received.
- 4.3.10 Given the above, it is considered that the proposed development would result in no unacceptable detrimental impact upon neighbouring occupiers and is therefore compliant with Policy D3 of the local plan and the aims of the National Planning Policy Framework.

Highways and Parking:

- 4.3.11 The proposed development would be served by a minimum of two parking spaces that are off-street, therefore impacts to parking provision locally would not be harmful.

Environmental Implications:

- 4.3.12 The proposed development, by virtue of its limited scale in general terms together with the sustainable location would have no significant implications for the local environment in terms of carbon emissions and therefore would be generally in compliance with Section 14 of the NPPF.

Biodiversity Net Gain:

- 4.3.13 This is a householder application which is exempt from BNG Legislation defined under article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015.

4.4 **Conclusion**

- 4.4.1 The proposed development is considered acceptable and is considered to comply with the necessary provisions of the Local Plan policies and the National Planning Policy Framework. Grant conditional permission.

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.

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: 19 November 2024	