

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
24/01582/FP	Retain oak framed pergola in front of rear midstretey to Barn 3 but with gable section above removed. Erection of oak framed lean to's to either side of mistrey with corrugated metal roofs	The Farmhouse At Redcoats Stevenage Road Redcoats Green Little Wymondley Hitchin Hertfordshire SG4 7JR

Submitted Plan Nos

1043 - 01 1043 - PL01 1043 - PL02 1043 - 03 1090 - PL03 1043 - 04

1.0 Policies

1.1 **National Planning Policy Framework**

Section 12 – Achieving well-designed places

Section 13 – Protecting Green Belt Land

Section 16 – Conserving and enhancing the historic environment

1.2 **North Hertfordshire Draft Local Plan 2011-2031**

SP1 – Sustainable development in North Herts

SP5 – Countryside and Green Belt

SP9 – Sustainable design

SP13 – Historic environment

D1 – Sustainable Design

D3 – Protecting Living Conditions

T2 – Parking

HE1 – Designated heritage assets

1.4 **Supplementary Planning Document**

Vehicle Parking at New Development SPD (2011)

2.0 **Site History**

2.1 Extensive planning history available on file.

3.0 **Representations**

3.1 **Site Notice:**

Start Date: 06/08/2024

Expiry Date: 29/08/2024

3.2 **Press Notice:**

Start Date: 08/08/2024

Expiry Date: 31/08/2024

3.3 **Neighbouring Notifications:**

No neighbouring representations have been received.

3.4 **Parish Council / Statutory Consultees:**

Wymondley Parish Council – No comments received.

NHC Conservation Officer – No Objection subject to conditions .

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

- 4.1.1 The application site contains a group of Grade II and Grade II* Listed Buildings to the south of Stevenage Road. The development is linked to a large L-shaped group of barns, both of which are Grade II listed. Their list entries are as follows:

“2 adjoining barns. C17. Timber frame on brick sills, dark weatherboarded with steep-pitched roofs now slated. An L-shaped range of barns in NE corner of yard to E of Redcoats Farmhouse Hotel. Longer N barn probably of 5 bays has several boarded doors. 4-bays E barn has double doors on W in 2nd bay from S and E outshut projection in same bay under catslide continuation of roof. Jowled posts and mid-height rail.”

“Barn. C17. Timber frame on red brick sill, frame exposed at rear with sandy red brick infill, dark weatherboarding elsewhere. Steep-pitched roof now of corrugated iron. A 3-bays barn facing W with double doors in middle-bay and rear outshut in same bay. Lean-to extension at N end. Jowled posts, straight tension braces, single purlin to each roofslope clasped by inclined straight queen-posts. Included for group value.”

- 4.1.2 The application site is situated within the Green Belt.

4.2 **Proposal**

- 4.2.1 Planning permission is sought for the retention of a covered oak frame that provides external cover to the courtyard area.

4.3 **Key Issues**

- 4.3.1 The key issues for consideration are as follows:
- The principle of the proposed development within the Green Belt.
 - The impact of the proposed development upon the Designated Heritage Assets.
 - The acceptability of the design of the proposed development and its resultant impact on the character and appearance of the locality.
 - The impact that the proposed development would have on the living conditions of neighbouring occupiers.
 - The impact that the proposed development would have on car parking provision in the area.
 - The impact that the development would have on the environment.

Principle of Development in the Green Belt:

- 4.3.2 The application site is situated within the Green Belt. Section 13 of the National Planning Policy Framework (NPPF) notes that great importance should be attached to the Green Belt and that the main aim of Green Belt policy is to keep land permanently open. Paragraph 152 states that inappropriate development should not be approved. Paragraph 154 goes on to states that “a local planning authority should regard the construction of new building as inappropriate in Green Belt. Exceptions to this are: *“the extension of 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 Policy SP5 of the North Hertfordshire Local Plan states that the Local Planning Authority “*will only permit development proposals in the Green Belt where they will not result in inappropriate development or where very special circumstances have been demonstrated*”.

- 4.3.4 The oak structure is attached to both the larger and smaller barns and is therefore considered an extension for the purposes of applying Green Belt policy. Although it has been noted that the Design and Heritage Statement states that structure is self-standing and lightly connected to the building. Furthermore, the oak frame is considered an extension of the building as a whole, which includes the larger barn and hotel, and not an extension to just the smaller barn.
- 4.3.5 Considering the scale of the existing buildings within the site, which includes the two barns, the development is not considered to be a disproportionate addition over and above the size of the original building. The development is not considered to result in unacceptable harm to the Green Belt.

Impact on Designated Heritage Assets:

- 4.3.6 Paragraph 203 of the NPPF sets out that Local Planning Authorities should take account of the desirability of sustaining and enhancing the significance of heritage assets; the positive contribution that conservation of heritage assets can make to sustainable communities including their economic viability; and the desirability of new development making a positive contribution to local character and distinctiveness.
- 4.3.7 Paragraph 205 sets out that great weight should be given to the asset's conservation irrespective of whether any potential harm amounts to substantial harm, total loss, or less than substantial harm to its significance.
- 4.3.8 Paragraph 206 sets out that any harm, or loss of, the significance of a designated heritage asset should require clear and convincing justification.
- 4.3.9 Paragraph 208 of the NPPF sets out that where a development will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.
- 4.3.10 Policy HE1 of the North Hertfordshire Local Plan reflects the provisions set out within Section 16 of the NPPF.
- 4.3.11 The development has been assessed by the Conservation officer as being a more sensitive scheme than the previous submission and comments as follows:

'This is a significantly better proposal and the positive engagement with the applicant's architect is welcomed. Unlike my previous reason for refusal, the latest proposal would see a sensitively handled scheme which will sit well against the rear elevation of Barn 3. What is important now is that the works to partially remove the structure as built and to carry the scheme as submitted are controlled via conditions.'

- 4.3.12 The applicant has agreed the removal of certain parts of the existing structure as built in accordance with the Conservation officers advice and this is controlled by condition 1 as set out below. On this basis the works are not to be visually obtrusive and would not detract from the built form of the existing barn buildings.

Impact on Neighbouring Amenities:

4.3.14 Policy D3 of the Local Plan sets out that planning permission will be granted for development proposal which do not cause unacceptable harm to living conditions.

4.3.15 The siting of the oak frame is not close to any residential properties. The development is well contained within the site and is not considered to result in any harm to the amenities of nearby properties. The proposal is in compliance with both local and national planning policies.

Highways and Parking:

4.3.16 The development provides a covered outdoor seating area for use in association with the existing site. The development does not result in any harm to nearby public highways and does not require the provision of additional off-street car parking.

Sustainability and Climate Change:

4.3.17 Section 14 of the NPPF sets out that the planning system should support the transition to a low carbon future. This principle is echoed in Policy D1 of the Local Plan that encourages all reasonable opportunities to reduce energy consumption and waste.

4.3.18 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 and Policy D1.

Biodiversity Net Gain

4.3.19 The development will impact less than 25 sqm of non – priority habitat and is therefore exempt from the BNG regulations

4.4 **Conclusion**

4.4.1 The development is a significantly better proposal than the previous application scheme and subject to the removal of part of the structure as built the proposals will have no adverse impact on the setting of the listed building or the character of the area in general.

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 following items shall be removed within 6 months of the date of this decision notice:

- i) The canvas covering to the existing structure as-built;
- ii) The oak-framed gable structure above the pergola (which is retained under this consent); and
- iii) The oak corner posts at the front of the structure as-built and which no longer

serve a purpose in the scheme as hereby granted.

Reason: To ensure the removal of unauthorised works within a reasonable period and to ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the grade II listed building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Policy HE1 of the Local Plan.

2. Details of the roof material for the lean-to's shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of that part of the development hereby consented. Thereafter the lean-to roofing shall be implemented in accordance with the approved details.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the grade II listed building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Policy HE1 of the Local Plan.

3. The new rainwater goods shall be black-painted metal or black metal-effect unless otherwise agreed and approved in writing by the Local Planning Authority.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the grade II listed building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Policy HE1 of the Local Plan.

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. The Council acted proactively through positive engagement with the applicant at the pre-application stage and during the determination process which led to improvements to the scheme. 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  Shaun Greaves Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 17 September 2024	