

|                            |
|----------------------------|
| <b>DELEGATED FILE NOTE</b> |
|----------------------------|

**CASE OFFICER:** ...Alex Howard.....

| <b>APPLICATION<br/>REFERENCE</b> | <b>BRIEF DESCRIPTION OF<br/>DEVELOPMENT</b>                                                      | <b>APPLICATION SITE</b>                                                    |
|----------------------------------|--------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------|
| 24/01421/FP                      | Erection of a perforated metal fence compound to house the installation of air source heat pump. | Baldock Health Centre<br>Park Drive<br>Baldock<br>Hertfordshire<br>SG7 6EN |

**Submitted Plan Nos**

Location Plan 420.009/101 420.009/201

**1.0 Policies**

|    |                    |
|----|--------------------|
| D1 | Sustainable design |
|----|--------------------|

D3 Protecting living conditions

SECN12 Achieving well-designed places

## 2.0 **Planning History**

2.1 N/A.

## 3.0 **Representations**

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

3.2 **Environmental Health** – No objection.

## 4.0 **Planning Considerations**

### 4.1 **Site and Surroundings**

4.1.1 The site is Park Drive Health Centre, which is located to the west of the High Street, Baldock. The centre is a sizable building with gable end features and is finished in red brick/plain tiles. The entrance to the centre is over an area of hardstanding behind a low-lying wall.

### 4.2 **Proposal**

4.2.1 Planning permission is sought for erection of a perforated metal fence compound to house the installation of air source heat pump. This compound is proposed in front of the entrance to the centre behind the low-lying wall, adjacent to the plant room door.

### 4.3 **Key Issues**

4.3.1 The key considerations are design, and the impact on the amenities of neighbouring properties.

#### Design

4.3.2 Policy D1 of the Local Plan states that planning permission will be granted provided that development responds positively to the site's local context in addition to other criteria. These considerations are echoed in Section 12 of the NPPF.

4.3.3 The proposal seeks to erect a metal fence compound in front of the entrance to the Health Centre, to house an air source heat pump. The compound will be sited behind the current boundary wall, and it also sit partially upon the wall. The compound will be formed using a perforated metal fence system, with a secured access gate adjacent to the plant room entrance. The compound would measure approx. 3.37m deep and

2.33m wide, with the metal fencing measuring approx. 2.69m maximum height. The compound is to be finished in 'NHS Blue' as confirmed by the agent via email.

4.3.4 It is considered that the proposed compound is acceptable in design terms. Whilst Officers acknowledge that the scheme is not particularly aesthetic, the proposal is a fence which looks to house and mitigate noise from an air source heat pump, which is its primary purpose. The compound would be sited in the corner of the entrance to the Health Centre near the existing plant room access door, which is considered acceptable as only part of the front facing wall will be visible due to the existing boundary wall which starts low-level and then increases in height. The footprint of the compound will also retain a 2.0m gap for normal access to the Centre by users. The air source heat pump, which is a sustainable heating system, is considered acceptable in any case. The colour of the enclosure in NHS blue is considered acceptable and will be controlled via condition.

4.3.5 The proposal is therefore acceptable in design terms and in accordance with Policy D1 of the Local Plan and Section 12 of the NPPF.

#### Impact on Neighbours

4.3.6 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.

4.3.7 The proposed compound, by virtue of its scale and the distance from the site to the nearest neighbouring properties, would not result in any harm to the amenities and reasonable living conditions of neighbouring properties. The air source heat pump would be screened from view by the compound and the metal fence would mitigate the possible noise impacts. The supporting acoustic assessment states that the proposal will not cause unacceptable levels of noise impacts, which has been considered by the Councils Environmental Health Officer, who has concluded with no objections.

4.3.8 Overall, this is considered in line with Policy D3 of the Local Plan.

#### Biodiversity Net Gain

4.3.9 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 to it falling under the scope of the 'de minimis' exemption.

#### **4.4 Conclusion**

4.4.1 The proposal is considered acceptable in planning terms in accordance with the relevant local and national planning policies.

#### **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. 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 metal fence enclosure hereby permitted shall only be finished in 'NHS Blue' as confirmed via by email dated 28th August 2024 and thereafter shall be retained as such, unless otherwise agreed in writing by the LPA.

Reason: To ensure that the development is in-keeping with the host building and 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.

### **Biodiversity Net Gain**

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.

|                                                                                                                                               |                                                                                                                                                 |
|-----------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>Signed</p>  <p>Sam Dicocco</p> <p>Determining Officer</p> | <p>Development Management<br/>North Hertfordshire District Council<br/>Council Offices<br/>Gernon Road<br/>Letchworth<br/>Herts<br/>SG6 3JF</p> |
| <p><b>Date:</b> 29 August 2024</p>                                                                                                            |                                                                                                                                                 |