

DELEGATED FILE NOTE

CASE OFFICER: ...Vicki Wood.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/02291/FPH	Single storey rear extension (as amended by plan received on 09/10/2025).	Glebe Cottage Church Lane Weston Hitchin Hertfordshire SG4 7DJ

Submitted Plan Nos

1030 - 01 1030 - 02 1030 - 03 1030 - 04 1030 - 05 1030 - 07 1030 - PL300 1030 - PL302 1030 - PL303
1030 - PL304 1030 - PL305 1030-06A

1.0 Policies

1.0 National Planning Policy Framework (2024)

Section 2 Achieving sustainable development
Section 12 Achieving well-designed and beautiful places
Section 14 Meeting the challenge of climate change, flooding and coastal change
Section 16 Conserving and enhancing the historic environment

1.1 North Hertfordshire Local Plan (2011-2031)

Strategic Policies

Policy SP1 Sustainable development in North Herts
Policy SP2 Settlement Hierarchy and Spatial Distribution
Policy SP5 Countryside and Green Belt
Policy SP9 Design and sustainability
Policy SP13 Historic environment

Development Management Policies

Policy D1 Sustainable Design
Policy D2 House Extensions and Replacement Dwellings
Policy D3 Protecting Living Conditions
Policy HE1 Designated heritage assets
Policy HE4 Archaeology
Policy T2 Parking

2.0 Relevant Site History

- 2.1 25/02292/LBC - Single storey rear extension and internal alterations. Decision Pending.
- 2.2 25/00088/FPH - Rear extension with habitable accommodation in roofspace. Withdrawn.
- 2.3 25/00089/LBC - Rear extension with habitable accommodation in roofspace and associated internal alterations. Withdrawn.
- 2.4 22/02346/FPH - Erection of front porch following demolition of existing porch (as amended by plans received 13th October 2022). Conditional Permission.

- 2.5 22/02347/LBC - Erection of front porch following demolition of existing porch (as amended by plans received 13th October 2022). Conditional Consent.
- 2.6 21/03201/FP - Single storey detached double garage following demolition of existing detached double garage (as amended by plan no. 2021-04 PL.003 received 23rd November 2021). Conditional Permission.
- 2.7 21/01263/FPH - Single storey rear extension. Single-storey side/rear linked extension (as amended by drawing nos. PL.005E; - 06G; -07F; -08L and -09J received on 02/09/2021). Conditional Permission.
- 2.8 21/01264/LBC - Single storey rear extension. Single-storey side/rear linked extension. Re-rendering, external alterations including replacement windows and internal alterations (as amended by drawing nos. PL.005E; - 06G; -07F; -08L and -09J received on 02/09/2021). Conditional Consent.
- 2.9 Various DOC's approved in relation to 21/01264/LBC yet some remain outstanding.
- 2.10 21/01026/FPH - Erection of one and a half storey detached double garage with first floor use as an office, following demolition of existing detached double garage. Refused.

3.0 **Representations**

- 3.1 **Weston Parish Council** – None received.
- 3.2 **NHC Conservation Officer** – No objection subject to conditions.
- 3.3 **NHC Ecology Officer** – No objection.
- 3.4 **HCC Archaeology** – No objection.
- 3.5 **Press, Site Notice and Neighbour Consultation** – 1 comment has been received from the owner/occupier of Church Gate Cottage and relates to the amount of development already carried out to Glebe Cottage.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

- 4.1.1 Glebe Cottage is a large, detached grade II listed building which lies adjacent to Holy Trinity Church, its car park and other listed properties to the north. The site is within the Weston Conservation Area and the Green Belt.

4.2 **Proposal**

- 4.2.1 Single storey rear extension (as amended by plan received on 09/10/2025).
- 4.2.2 The application has been amended to include an existing site plan which was omitted at validation stage.
- 4.2.3 A Design and Heritage Statement is submitted in support of the development.

4.3 Key Issues

- 4.3.1 The key issues in this case are the principle of the development in the Green Belt, the impact of the development on designated heritage assets, the design of the development and the impact the development has on the reasonable living conditions of neighbouring properties.

Green Belt

- 4.3.2 Section 13 of the National Planning Policy Framework (NPPF) states that:

‘.. local planning authorities should ensure that substantial weight is given to any harm to the Green Belt, including harm to its openness. Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. ‘Very special circumstances’ will not exist unless the potential harm to the Green belt by reason of inappropriateness, any other harm resulting from the proposal, is clearly outweighed by other considerations.’ Exceptions to this include:

c) 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’

The proposal follows a previous scheme for a much larger rear extension to the southeast of the dwelling which was withdrawn earlier this year. The current application is for a single storey rear extension of a minor scale, size and design which would support the existing layout as per the 2021 scheme. The position of the extension on the northeast side of the dwelling would avoid altering or removing historic fabric and would not result in a disproportionate addition over and above the size of the host building in my view. Given the proposed minor addition to an existing extension, I do not believe the proposal would have any material impact upon the openness of the Green Belt.

- 4.3.3 As such, it is considered that the proposed development would not be inappropriate development in the Green Belt and would not undermine the openness of the Green Belt in this location. Therefore, the scheme is acceptable in planning policy terms.

Designated Heritage Assets

- 4.3.4 The Conservation Officer accepts the statement at 4.3 in the Design and Heritage Statement which states: *‘The revised extension avoids altering or removing historic fabric and maintains clear visual hierarchy with the original thatched cottage remaining dominant. It has no visual impact from public viewpoints or the key heritage setting near the church.’*
- 4.3.5 The Conservation Officer has expressed concern regarding materials to be used and the re-use where possible of an existing window. Subject to these comments, no objection is raised, and various conditions recommended.
- 4.3.6 As such, it is considered that the proposed development is acceptable in terms of its impact upon the host dwelling, nearby listed buildings and the Conservation Area.

- 4.3.7 I am satisfied they the development is in accordance with Policy HE1 of the NHLP and Section 16 of the NPPF.

Archaeology

- 4.3.8 When considering the impact of proposed development on the significance of a designated heritage asset (such as archaeology), the NPPF (Section 16 – Conserving and enhancing the historic environment) notes that great weight should be given to the asset’s conservation; the more important the asset, the greater the weight should be. In this regard, Policy HE4 of the Local Plan is consistent with the NPPF.
- 4.3.9 The proposed development is of a minor scale within an already built-up area and is unlikely to disrupt subterranean heritage.
- 4.3.10 I am satisfied that the development is in accordance with Policy HE4 of the Local Plan and Section 16 of the NPPF.

Design

- 4.3.11 The scale, size and design of the development is appropriate and is considered a minor addition to the existing dwelling. As the extension is to the rear of the existing dwelling, I am satisfied that no harm will arise to the street scene or to the character and appearance of the Weston Conservation Area to any significant degree.
- 4.3.12 I am satisfied that the development is in accordance with Policy D1 and D2 of the NHLP and Section 12 of the NPPF.

Impact on Neighbouring Properties

- 4.3.13 Glebe Cottage is a detached property on a large plot, with a semi-detached neighbour to the north known as The Cottage by The Church, attached to this property to the north is Church Gate Cottage where the owner/occupier has made a comment. In my view, the proposed extension would not impact on existing neighbouring amenity.
- 4.3.14 I am satisfied that the development is in accordance with Policy D3 of the NHLP and Section 12 of the NPPF.

Ecology & Biodiversity Net Gain (BNG) Requirements

- 4.3.15 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.

Environmental Implications

- 4.3.16 Section 14 of the NPPF sets out how the planning system should support the transition to a low carbon future. The principles set out in Section 14 are reflected in Policy D1 of the North Herts Local Plan, which sets out that development proposal should take all reasonable opportunities to reduce energy consumption and waste, retain existing

vegetation and propose new appropriate planting, and future proof for changes in technology and lifestyle.

- 4.3.17 The proposed development, 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 of the North Hertfordshire Local Plan.

4.4 **Conclusion**

- 4.4.1 The proposed development is considered acceptable and complies with both 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.

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 Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 19 November 2025	