

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/03244/FPH	Replacement raised roof including 2.no front dormer windows, 2.no front rooflights windows and 1.no rear dormer window. Single storey rear extension following removal of existing conservatory. Alterations to fenestration including insertion of garage door on front elevation	27 Lytton Fields Knebworth Hertfordshire SG3 6BA

Submitted Plan Nos

6178-ORD-1 6178-ORD-2 6178-E01-A 6178-P01-B

1.0 Policies

1.0 Planning Policy

1.1 North Herts Supplementary Planning Documents.

Design SPD

Vehicle Parking Provision at New Development SPD.

1.2 National Planning Policy Framework (2024)

Section 2 - Achieving sustainable development

Section 11 - Making effective use of land.

Section 12 - Achieving well-designed places.

Section 16 – Protecting and Enhancing the Historic Environment

1.3 North Hertfordshire District Local Plan 2011-2031

Policy SP1 Sustainable Development in North Hertfordshire

Policy SP2 Settlement Hierarchy and Spatial Distribution

Policy T2 Parking

Policy D1 Sustainable Design

Policy D2 Extensions

Policy D3 Protecting Living conditions

Appendix 4: Car Parking Standards

The application site lies within the settlement of Knebworth as identified in the North Herts Local Plan.

1.4 Knebworth Neighbourhood Plan (Made in May 2022)

- Policy KBBE4 Design
- Policy KBBE2 Sustainable Buildings
- Policy KBEF4 Important Views and Character Areas

2.0 Site History

2.1 None relevant

3.0 **Representations**

3.1 Knebworth Parish Council – No response

3.4 Site Notice / Local Residents – no comments received.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 No. 27 is a detached house on the west side of Lytton Fields and located within the village boundary.

4.2 **Proposal**

4.2.1 The proposal is for a replacement raised roof including 2.no front dormer windows, 2.no front rooflights windows and 1.no rear dormer window. Single storey rear extension following removal of existing conservatory. Alterations to fenestration including insertion of garage door on front elevation.

4.3 **Key Issues**

4.3.1 The key planning considerations relate to design and the effect of the proposal on the street scene and neighbours.

4.3.2 Design

The existing property has dormer windows on the front and rear elevation and two single storey extensions. The proposed replacement roof would be of a similar gabled roof design with only a marginal increase in ridge height (approx. 800 mm). The proposed dormers at the front are sensitively designed with pitched roofs. The rear dormer is large but it is set well in from both gable ends and set down from the roof to minimise its bulk. The pitched roof design is also welcome.

The single storey rear extension effectively replace the footprint of the existing extensions plus some infill area and the flat roof design is acceptable in this location.

The proposals are acceptable in terms of proportions, scale, and materials and are sympathetic to the design of the original house. The proposals would meet the criteria set out in LP Policies SP9 and D1 and D2 as well as NP Policy KBBE 4

4.3.3 Impact on the street scene

4.3.4 The raised roof is of limited additional height and maintain s the gabled roof design of the existing dwelling. Materials are acceptable for this urban location where there are a

mixture of materials and designs in the street. The front dormers are set well into the roof space and are sensitively designed. The proposals are compliant with Policy D1 and KBBE 4 in this regard.

4.3.5 Impact on neighbours

4.3.6 There is no significant increase in roof height and no encroachment of the roof to either side. The rear extension does not project any further than the existing rear extensions (to be demolished) and the roof height is limited by reason of its flat roofed design. The proposals meet the criteria set out in Policy D3 of the Local Plan.

4.3.7 Highway impact

None. Existing parking provision will remain.

4.4 Environmental Considerations

4.4.1 There are no significant environmental considerations beyond the above matters

4.5 **Conclusion**

4.5.1 The proposals are acceptable in planning terms.

4.6 **Alternative Options**

4.6.1 None applicable

4.7 **Pre-Commencement Conditions**

4.7.1 None.

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  Shaun Greaves Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 12 February 2026	