

DELEGATED FILE NOTE

CASE OFFICER: ...Tabitha Kaye.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
26/01643/FPH	Erection of rear orangery and installation of entrance door to side elevation.	Hopwood House Kelshall Tops Therfield Royston Hertfordshire SG8 9PT

Submitted Plan Nos

Location Plan Block Plan Existing Plans and Elevations Proposed Plans and Elevations

SECN12	Achieving well-designed places
SECN14	Meeting climate change,coastal,flooding
SECN16	Conserve + enhance historic environment
D1	Sustainable design
D2	House exts, replcmnt dwellings outbuild
D3	Protecting living conditions
HE1	Designated heritage assets
T2	Parking

2.0 **Relevant Site History**

- 2.1 **91/01481/1:** Detached dwelling with double garage and formation of vehicular access (approval of siting, design, external appearance, means of access and landscaping details) as a variation of planning permission ref 91/0183/1 granted on 28.5.91). **Conditional Permission.**
- 2.2 **91/00183/1:** Detached dwelling with double garage and formation of vehicular access (approval of siting, design, external appearance, means of access and landscaping details) in accordance with amended drawings received by Local Planning Authority on 22nd April 1991. **Approval of Details.**

3.0 **Representations**

3.1 **Neighbour Consultation** – No comments received.

3.2 **Therfield Parish Council** – No comments received.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The application site accommodates a detached, two-storey dwelling situated on Kelshall Tops, Therfield. The site is within the Therfield settlement boundary and Conservation Area.

4.2 **Proposal**

4.2.1 Erection of rear orangery and installation of entrance door to side elevation.

4.3 **Key Issues**

4.3.1 The key issues for consideration are as follows:

- Design and impact on the Historic Environment;
- Impact on Neighbour Amenity;
- Highways and Parking matters;
- Impact on the Environment;
- Biodiversity Net Gain (BNG).

Design and Impact on Local Character

4.3.2 Policies D1 and D2 of the North Herts Local Plan (NHLP) require that development proposals respond positively to the site's local context. Policy D2 specifies that extensions to houses should be sympathetic to the main dwelling in terms of scale, form and orientation. These policies are broadly consistent with Section 12 of the National Planning Policy Framework (NPPF).

4.3.3 Policy HE1 emphasises how permission will be refused where proposals would cause substantial harm or a loss of significance to a Heritage Asset - in this case, the Therfield

Conservation Area - and permission should be refused unless it can be demonstrated that the proposal is necessary to deliver considerable public benefits to outweigh this harm or loss. Policy SP13 emphasises how great weight will be given to the potential harms to the significance of heritage assets, seeking their conservation and management of their setting. These policies comply with the LPA's statutory duty under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and are broadly commensurate with Section 16 of the NPPF.

- 4.3.4 The proposed flat roof orangery would infill the gap between the existing rear conservatory and the dwelling. The orangery would be stepped in from the side (east) elevation of the dwelling. The orangery would not exceed the depth of the existing conservatory, with the eaves of the orangery matching the eaves of the conservatory for visual continuity. The orangery would be constructed of brickwork to match existing. In addition to the orangery, one door is proposed to the east elevation of the dwelling.
- 4.3.5 The orangery would be a sympathetic addition to the dwelling in scale and design. The proposed door would have a minimal visual impact. On account of this, it is considered that the proposed orangery and door would not have an adverse impact upon the character of the locality, or the Therfield Conservation Area. The proposal therefore accords with the requirements of the Planning (Listed Buildings and Conservation Areas) Act 1990, Policies D1, D2 and HE1 of the NHLP, as well as Sections 12 and 16 of the NPPF.

Impact on Neighbours

- 4.3.6 Policy D3 of the Local Plan permits development which would not harm the amenity of neighbouring occupiers, and encourages the use of mitigation measures where necessary. Policy D3 is generally reflected by the provisions of the NPPF.
- 4.3.7 The orangery would be single storey in nature and would be adequately distanced from the east boundary which separates the site from neighbouring property, the Bell House. It is therefore considered that the proposal would not give rise to adverse overlooking, overshadowing or overbearing impacts and therefore accords with Policy D3 of the NHLP and Section 12 of the NPPF.

Highways and Parking

- 4.3.8 The proposal would not increase the number of bedrooms and would not alter the existing parking arrangements on site. The proposal therefore complies with Policy T2 of the NHLP.

Environmental Implications

- 4.3.9 Policy D1 of the NHLP outlines the Council's commitment to supporting climate change mitigation through the requirement for schemes to incorporate the principles of 'sustainable design'; with which the proposal is commensurate with. Policy D1 is broadly consistent with the aims of Section 14 of the NPPF. There are no other environmental implications as a result of the proposed development.

Biodiversity Net Gain (BNG)

- 4.3.10 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 it falling under the scope of the 'de minimis' exemption.

4.4 **Conclusion**

- 4.4.1 In the absence of material planning reasons to the contrary it is my view that planning permission is **GRANTED**.

4.5 **Alternative Options**

- 4.5.1 None.

4.6 **Pre-Commencement Conditions**

- 4.6.1 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  Anne McDonald	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 12 August 2026	