

DELEGATED FILE NOTE

CASE OFFICER: ...Melissa Tyler.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
26/00007/FPH	Erection of detached single storey outbuilding for incidental domestic use.	The Dairy Police Row Therfield Royston Hertfordshire SG8 9QE

Submitted Plan Nos

PL10

CGB4	Exist buildings in the RA Beyond GB
CGB1	Rural Areas beyond the Green Belt.
D1	Sustainable design
D2	House exts, replcmnt dwellings outbuild
D3	Protecting living conditions

2.0 **Site History**

- 2.1 23/02459/FP Change of use from paddock/agricultural land to residential garden land.
- 2.2 20/02204/FP Erection of one 4 bedroom dwelling and detached double car port following demolition of existing garage /store barn and attached stable block including all associated ancillary and landscaping

3.0 **Representations**

- 3.1 **Neighbour Consultation** – None received at the time of writing report.
- 3.2 **Therfield Parish Council** – No objection.
- 3.3 **North Herts Ecology – CONDITION** Having read the submitted documents and considered mapping it is apparent that there is a large pond adjacent to the western site boundary. No ecological information has been provided with the application but Natural England mapping shows the site to lie in an amber zone for Great Crested Newts (GCN). Due to the proximity of waterbodies and suitable terrestrial habitat for amphibians it is advised that eDNA surveys for GCN are undertaken.

The presence of a protected species is a material consideration and we are now in the survey season for GCN but the applicant may wish to choose to use the District Licence approach in which case an Impact Assessment and Conservation Payment Certificate (IACPC) will need to be provided to NHC prior to determination. More information can be found at [Great crested newts: district level licensing | North Herts Council](#)

If the applicant does not proceed with the District Level Licence route the following condition should be added to any permission;

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

- 4.1.1 The Diary is a new dwellinghouse located just outside the settlement boundary and is in the Rural Area beyond the Green Belt (RA). The character of the locality is and a small number of dwellings are nearby. The extended garden was recently changed to residential garden from paddock land.

4.2 **Proposal**

- 4.2.1 Erection of detached ancillary gym/office outbuilding including alterations to ground levels and landscaping works following demolition of existing rear garage.

4.3 **Key Issues**

- 4.3.1 The key issues for consideration are as follows:
- The impact of the proposal upon the Rural area beyond the Green Belt;
 - The acceptability of the design of the proposed development and its impact on the character and appearance of the area;
 - The impact of the proposed development on the living conditions of neighbouring properties;
 - Highways and parking matters;
 - The impact of the proposed development on the environment.

Principle of Development in the Rural Area beyond the Green Belt

- 4.3.2 The site is just outside the settlement boundary of Therfield and designated as Rural Area beyond the Green Belt within the Local Plan, where there is a general presumption against development. Policy SP2 of the Local Plan states that Therfield is a Category A settlement, where general development will be allowed within the defined settlement boundaries. Sites that are within these settlements are excluded from the Rural Area beyond the Green Belt and are therefore not subject to its restrictive policies.
- 4.3.3 Policy CGB4 states that planning permission for the extension of buildings, including new buildings, in the RA will be granted where the resultant building does not have a materially greater impact on the openness, purposes or general policy aims of the RA than the original building.

- 4.3.4 The primary aim of RA policy is to ensure that proposals do not cause harm to the rural area. I do not consider that the proposed outbuilding within the host properties garden would harm the character of the countryside and the village of Therfield, as the visual impacts would be very limited given its location next to other buildings to the west of the boundary and the existence of mature trees along the boundary leaving the openness remaining to the east of the garden and paddocks beyond.

Design

- 4.3.5 The proposal seeks to erect an outbuilding which is a modest, functional, and sensitively designed structure that provides a home gym and office as an ancillary use to the host property. The proposed materials will be in keeping with the existing surroundings using wood cladding, slate roof and wooden windows and doors to match the host property.
- 4.3.6 This is considered in line with Section 12 of the National Planning Policy Framework and Policies D1 and D2 of the Local Plan.

Impact on Neighbours

- 4.3.7 Given the relationship with the neighbouring dwellings it is my opinion that this proposal will not affect any private neighbouring amenity. I have recommended a condition to restrict ancillary uses to the host dwelling.
- 4.3.8 This development is therefore considered in accordance with D3 of the Local Plan and Section 12 of the NPPF.

Highways and Parking

- 4.3.9 The proposal would not impact existing access or parking arrangements on site and therefore complies with Policy T2 of the NHLP.

Environmental Implications

- 4.3.10 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'. Examples of sustainable design under Policy D1 include incorporating sustainable drainage. Policy D1 is broadly consistent with the aims of Section 14 of the NPPF.
- 4.3.11 The proposed landscaping would not impact the existing drainage channel. There are no other environmental implications as a result of the proposed development.

Ecology/Biodiversity Net Gain

4.3.12 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.

4.3.13 Having read the submitted documents and considered mapping it is apparent that there is a large pond adjacent to the western site boundary. No ecological information has been provided with the application but Natural England mapping shows the site to lie in an amber zone for Great Crested Newts (GCN). Due to the proximity of waterbodies and suitable terrestrial habitat for amphibians it is advised that eDNA surveys for GCN are undertaken. The presence of a protected species is a material consideration and we are now in the survey season for GCN but the applicant may wish to choose to use the District Licence approach in which case an Impact Assessment and Conservation Payment Certificate (IACPC) will need to be provided to NHC prior to determination. More information can be found at Great crested newts: district level licensing | North Herts Council

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.

3. The residential gym/office hereby permitted shall not be used other than for purposes ancillary to the residential use of the dwellinghouse known as The Diary, Police Row, Therfield

Reason: To safeguard the residential amenity of both The Diary and neighbouring dwellings in accordance with Policy D3 of the North Hertfordshire Local Plan 2011-2031.

4. No works are to commence until the Local Planning Authority has been provided with a newt mitigation licence issued by Natural England authorizing the specified activity/development to go ahead and the works shall be undertaken in accordance with any limitations imposed by the licence.

Reason: To ensure that works do not result in adverse impacts to protected species under Schedule 5 of the Wildlife and Countryside Act, and the Conservation of Habitats and species Regulations 2017

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. 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: 15 May 2026	