

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/00059/FPH	Insertion of 2no. roof windows to existing rear roofslope to facilitate conversion of loftspace into habitable accommodation.	2 Drapers Court High Street Baldock Hertfordshire SG7 6BG

Submitted Plan Nos

0664/LP 0664/01A 0664/02 0664/11 0664/12 0664/13

1.0 Policies

1.0 **Local and National Policy**

1.1 **National Planning Policy Framework 2024 (NPPF)**

Section 2 – Achieving sustainable development

Section 12 – Achieving well-designed places

Section 14 – Meeting the challenge of climate change, flooding and coastal change

Section 16 – Conserving and enhancing the historic environment

1.2 **North Hertfordshire Local Plan 2011-2031 (NHLP)**

Strategic Policies

Policy SP1 – Sustainable development in North Hertfordshire

Policy SP9 – Design and Sustainability

Policy SP13 – Historic environment

Development Management Policies

Policy D1 – Sustainable Design

Policy D2 – House Extensions, replacement dwellings and outbuildings

Policy D3 – Protecting living conditions

Policy HE1 – Designated heritage assets

Policy HE4 - Archaeology

1.4 **Supplementary Planning Document**

Baldock, Clothall and Bygrave Neighbourhood Plan (2017)

G3 – Creating well-designed places

G5 – Baldock conservation area

2.0 **Relevant Site History**

Locally listed building – Drapers Court, Rear of 39 High Street, Baldock.

87/01750/1 - Erection of two dwellings together with alterations and conversion of barn into 5 dwellings, provision of garages, and parking spaces following demolition of part of buildings. Conditional Permission.

Condition 5 attached to the above removes permitted development rights which includes alterations.

91/00322/1 - Conversion and extension of existing barn to create 2 x 3 bedroom dwellings and 1 x 2 bedroom dwellings with integral garage; erection of double garage and provision of 5 parking spaces. Conditional Permission.

Condition 5 attached to the above removes permitted development rights which includes alterations.

3.0 **Representations**

3.1 **Press, Site and Neighbour Consultation** – None received.

3.2 **Baldock, Clothall & Bygrave Neighbourhood Council** – None received.

3.3 **NHC Conservation** – None received.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 Drapers Court is located to the east side of the High Street with access between nos. 39 and 41a. A former barn now a two-storey residential dwelling is on the list of locally listed buildings which reads: *'Drapers Court occupies the site of a malting, indeed the building is shown on the 1850 Tithe map. The building is of timber-framed construction in filled with brick. This building reflects the importance of the malting industry within the town.'*

4.1.2 The application site is within the settlement limit for Baldock where development is generally acceptable subject to planning policy.

4.2 **Proposal**

4.2.1 The application seeks to the insertion of 2no. roof windows to existing rear roof slope to facilitate conversion of loft space into habitable accommodation.

4.3 **Key Issues**

4.3.1 The key issues for consideration are as follows:

- The acceptability of the design of the proposed development and its resultant impact on the locally listed building and the character and appearance of the Conservation Area.
- The impact that the proposed development would have on the living conditions of neighbouring properties.
- The impact that the proposed development would have on car parking provision in the area.
- The impact that the proposed development would have on the environment.

Design, Appearance and Impact on the Conservation Area:

4.3.2 Within a Conservation Area, the Council has a duty to pay special attention to the desirability of preserving or enhancing the character or appearance of that area, in

accordance with Section 72 of the Listed Building and Conservation Areas Act (1990). Furthermore, Section 16 of the NPPF sets out guidance relating to sustaining and enhancing heritage assets. In this regard, Policy HE1 of the NHLP is consistent with the NPPF.

- 4.3.3 When considering the impact of proposed development on the significance of a designated heritage asset (such as a Conservation Area), the NPPF notes that great weight should be given to the asset's conservation; the more important the asset, the greater the weight should be.
- 4.3.4 The objectives of the National Planning Policy Framework (NPPF) include those seeking to secure the creation of high quality, beautiful and sustainable buildings and places (Section 12 – Achieving well-designed places). Paragraph 131 of the NPPF states that *“Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities”*. In this regard, Policy D1 and D2 of the North Hertfordshire Local Plan are consistent with the objectives set out within the NPPF.
- 4.3.5 The rooflights which are of a minor scale and acceptable design would be installed on the rear roof slope of the dwelling matching those of neighbouring properties.
- 4.3.6 Views of the rear of the property are limited with no public views and no impact to the character and appearance of the locally listed building or the Baldock Conservation Area. Listed buildings to the southwest fronting the High Street would be unaffected by the proposal.
- 4.3.7 There would be no conflict with the Neighbourhood Plan or national and local plan policies and as such I find the proposed development acceptable.

Impact on Neighbouring Properties:

- 4.3.8 A core planning principle set out in the NPPF is to always seek to secure a good standard of amenity for all existing and future occupants of land and buildings. This principle is reflected in the provisions of Policy D3 of the NHLP.
- 4.3.9 I am satisfied that the minor scale and position of the rooflights would not impact existing residential amenity and is acceptable.

Highways and Parking:

- 4.3.10 The proposed development would see the conversion of an existing loft space to a room not specified as a bedroom and therefore there would be no car parking issues arising from the development.

Archaeology

- 4.3.11 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 NHLP is consistent with the NPPF.

4.3.12 The proposed development does not involve any ground disturbance and is acceptable.

Environmental Implications:

4.3.13 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.

4.3.14 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.

Biodiversity Net Gain (BNG)

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.

4.4 **Conclusion**

4.4.1 The proposed development is considered acceptable and in accordance Policies SP1, SP9, SP13, D1, D2, D3 and HE1 of the NHLP 2011-2031 and Sections 2, 12, 14 and 16 of the NPPF 2024.

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	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 25 February 2025	