

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
26/00408/FP	Erection of additional glazed link between main building and conservatory approved under planning permission 23/02631/FP granted 18.03.2024.	Letchworth Hall Hotel Letchworth Lane Letchworth Garden City Hertfordshire SG6 3NP

Submitted Plan Nos

28249A-2-1 3358 -2910 Rev B 3358- 2911 Rev B 3358-2912

1.0 Policies

SECN12	Achieving well-designed places
SECN14	Meeting climate change,coastal,flooding
SECN16	Conserve + enhance historic environment
SP9	Design and Sustainability
SP13	Historic environment
D1	Sustainable design
D3	Protecting living conditions
T2	Parking
HE1	Designated heritage assets
SP5	Countryside and Green Belt

2.0 **Site History**

- 2.1 **23/02631/FP:** Replacement front conservatory and erection of additional rear linked conservatory. Alterations to façade and replacement windows on the Northwest elevation. **Conditional Permission.**

- 2.2 **12/02596/1:** Retention of two storage containers. **Conditional Permission.**
- 2.3 **09/00902/1:** Erection of marquee (20m x 30m) for a period of 3 years to be used for weddings and similar social functions. **Withdrawn.**
- 2.4 **04/02041/1:** Extension to grounds maintenance shed involving cladding of the existing shed (as amended by letter and plans received 1st February 2005). **Conditional Permission.**
- 2.5 **04/01325/1:** Erection of two and three storey extensions to Hotel, incorporating function room, kitchen, entrance foyer, bar and associated services on ground floor, 16 additional bedrooms on first floor and 8 additional bedrooms on second floor, car parking and landscaping as a variation of previous planning permission granted on 08/03/2001 under reference 00/01490/1. **Conditional Permission.**
- 2.6 **01/01847/1:** First floor extension over existing boiler room and storage annex, to provide 4 extra bedrooms and means of escape, as a variation of previous permission. (As amended by drawing number 01B received on 27/03/2002). **Conditional Permission.**
- 2.7 **01/01846/1:** Erection of conservatory to form extension to existing dining room. (As amended by drawing numbers 02A, 10A and 11A received on 23/04/2002). **Conditional Permission.**
- 2.8 **00/01490/1:** Two and three storey extensions to Letchworth Hall Hotel, incorporating bedrooms, function rooms, health leisure and fitness facilities. Formation of new exit driveway onto Letchworth Lane, 254 car parking spaces, landscaping and ancillary works involving changes to the planning permission granted 25 April 1991 and otherwise than in accordance with condition (g) of that permission. **Conditional Permission.**

3.0 **Representations**

- 3.1 **Neighbour Consultation** – No comments received.
- 3.2 **Letchworth Garden City Heritage Foundation** – No comments received.
- 3.3 **NHC Conservation** – No objection.
- 3.4 **Natural, Historic and Built Environment** – No comments.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

- 4.1.1 The application site accommodates the Letchworth Hall Hotel, a C17 Grade II* Listed Building (HE: 1174314) of medieval origins located on Letchworth Lane, Letchworth Garden City. Letchworth Hall Hotel is within the setting of Grade II St Mary's Church to the west, and is largely surrounded by the Letchworth Golf Club course.
- 4.1.2 The site is located outside of, but adjoining, the Letchworth Settlement Boundary. The site is brushed over by the Green Belt and is within the West of Willian Archaeological Area, as well as the Letchworth Conservation Area.

4.2 **Proposal**

- 4.2.1 Erection of additional glazed link between main building and conservatory approved under planning permission 23/02631/FP granted 18.03.2024.

4.3 **Key Issues**

- 4.3.1 The key issues for consideration are as follows:

- Impact on the Green Belt;
- Design and impact on the historic environment;
- Impact on neighbour amenity;
- Highways and parking matters;
- Impact on the environment.

Impact on the Green Belt

- 4.3.2 Policy SP5 states that development proposals in the Green Belt will only be permitted where they would not result in inappropriate development, or where very special circumstances have been demonstrated. Policy SP5 is commensurate with Paragraph 154 of Section 13 of the NPPF, which states that development within the Green Belt is inappropriate unless it falls within one of the exemptions, including:

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.

4.3.3 The proposed extension would mimic the design, scale and siting of the conservatory permitted under 23/02631/FP, albeit with an additional link corridor measuring 5 sqm in footprint. As such, the proposed conservatory would not result in a disproportionate addition to the size of the original building and complies with Paragraph 154(c) of the NPPF.

4.3.4 While the proposal would not constitute ‘inappropriate development’, it is still important to consider whether the proposal would have an adverse impact on the five purposes of the Green Belt, as outlined by paragraph 143 of the NPPF, as well as harm to its openness, as required by paragraph 153. Taking each in turn:

a) to check the unrestricted sprawl of large built-up areas – the proposed development would be confined to the site curtilage and would be minimal in scale. Therefore, the proposal complies with 143(a);

b) to prevent neighbouring towns merging into one another – see above;

c) to assist in safeguarding the countryside from encroachment – see above;

d) to preserve the setting and special character of historic towns – see above;

e) to assist in urban regeneration, by encouraging the recycling of derelict and other urban land – N/A.

In relation to openness, the proposed development would result in a minor increase in footprint and built form in the context of the main building and wider site. Therefore, the proposed development would not have an adverse impact on openness.

Design and Impact on the Historic Environment

4.3.5 Policy D1 of the Local Plan states that development will be granted provided the design of the development appropriately and positively responds to the site’s local context together with other criteria to encourage a positive and sustainable form of development. Policy HE1 emphasises how permission will be refused where proposals would cause substantial harm or a loss of significance to designated heritage assets - in this case, the Grade II* Listed Building, and the Letchworth 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 sections 66 and 72 of the Planning

(Listed Buildings and Conservation Areas) Act 1990, and are broadly commensurate with Section 16 of the NPPF.

- 4.3.6 The design and siting of the proposed conservatory would match that of the conservatory permitted under 23/02631/FP. The seamless, glazed elevations would provide an honest and modern addition to the Grade II* Letchworth Hall Hotel in order to preserve the character of this designated asset. On account of the appropriate design and scale of the conservatory and its siting to the rear, the proposal would not have an unacceptable impact on the character of the Letchworth Conservation Area.
- 4.3.7 Regarding the design of the proposal and its impact upon the historic environment, the proposed development accords with the requirements of the Planning (Listed Buildings and Conservation Areas) Act 1990, Policies SP13, D1 and HE1 of the NHLP, and Sections 12 and 16 of the NPPF.

Impact on Neighbours

- 4.3.8 Policy D3 of the Local Plan permits development that does not result in acceptable harm to the amenity of neighbouring occupiers. Policy D3 is generally reflected by the provisions of the NPPF.
- 4.3.9 The proposed conservatory would be distanced from neighbouring dwellings and therefore accords with Policy D3 of the Local Plan and Section 12 of the NPPF.

Highways and Parking

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

Environmental Implications

- 4.3.12 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

- 4.3.15 The body of the extension and 1no. glazed link was permitted under 23/02631/FP, prior to the introduction of Biodiversity Net Gain legislation. The additional glazed link would be under 25 sqm and is therefore 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.

3. If any archaeology artefacts are found during the site clearance and digging out stages, all works must stop on site and advice be sought from the HCC Archaeology team.

Reason: In the interests of archaeology protection to comply with Policy HE4 of the North Hertfordshire Local Plan 2011 to 2031.

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 April 2026	