

PLANNING, DESIGN, ACCESS & HERITAGE STATEMENT

Hexton Manor, Hexton, Hertfordshire SG5 3JH



July 2026



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1. Introduction

- 1.1 This Planning, Design, Access and Heritage Statement has been prepared by INTOUCH PLANNING LTD regarding an application for householder planning permission and listed building consent for, 'Replacement and enlargement of rear patio'. The site address is Hexton Manor, Hexton, Hertfordshire SG5 3JH.
- 1.2 The Statement provides an assessment of the planning policy framework relevant to the proposal, as well as other relevant material considerations and explains the design process and principles based on a contextual understanding of the site and the locality.

2. Site description

- 2.1 The site comprises a large detached main dwelling building of Hexton Manor, which is grade II listed, with various substantial outbuildings, separate cottages, lake, extensive gardens, walled garden and internal access roads, as part of the overall Hexton Manor Estate.
- 2.2 In regard to planning policy designations, the site is within the Green Belt. within the Hexton Conservation Area and within the Chilterns Area of Outstanding Natural Beauty.
- 2.3 The grounds of Hexton Manor are also designated as a historic park and garden. The following image shows the location plan of the site.



- 4.2 The new patio would span the length of the rear elevation and at a depth of 4.23 metres. The proposed Portland stone paviours would be 600mm x 600mm in size, with a 5mm stone joint line between each.
- 4.3 The proposal consists of the following plans:
2023-32-1001 - Proposed Rear Patio Plan
2023-32-1002 - Existing Rear Patio Plan
2023-32-1003 - Location and Site Plans
MDL-HEX-004 - Paving detail
- 4.4 The following images are extracts from the drawings for the development, of proposed site plan, proposed floor plan and the proposed patio detail.

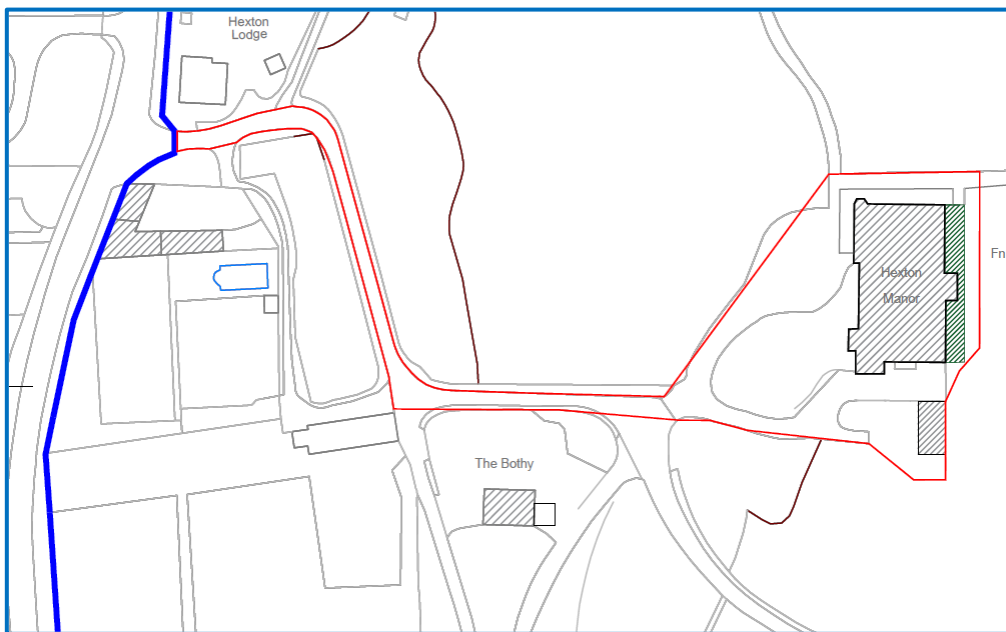


Figure 2 - Proposed site plan extract with rear patio shaded green





Figure 3 - Proposed plan of rear patio of Hexton Manor

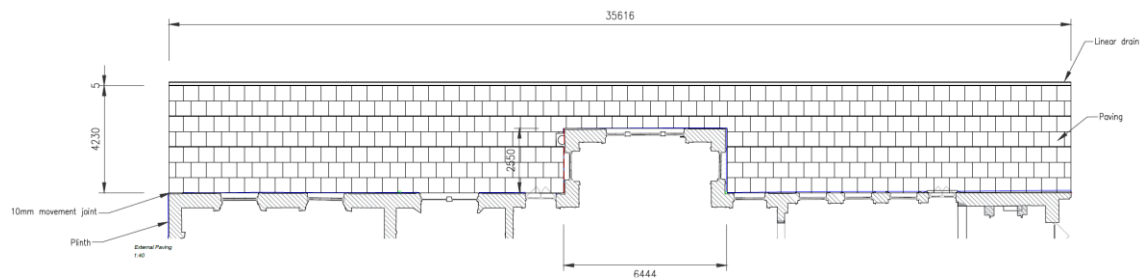


Figure 4 – Proposed patio detailed drawing

5. Relevant planning policy

5.1 The relevant planning policies at the local and national level, are as follows:

5.2 North Hertfordshire Local Plan 2011 – 2031

Policy SP5 - Countryside and Green Belt

Policy SP9 - Design and Sustainability



Policy D1- Sustainable Design

Policy D3 - Protecting Living Conditions

Policy HE1 - Designated heritage assets

Policy NE3 - Chilterns Area of Outstanding Natural Beauty (AONB)

5.3 Supplementary Planning Guidance

Design

5.4 National Planning Policy Framework (NPPF)

Section 2. Achieving sustainable development

Section 12. Achieving well-designed places

Section 13. Protecting Green Belt land

Section 16. Conserving and enhancing the historic environment

6. **Green Belt**

6.1 in regard to Green Belt policy, the enlargement of the patio preserves Green Belt openness and does not conflict with the purposes of including land within it. There is no built form proposed, with only an increased size of this existing hardsurfacing area directly adjacent the building, within this large private garden. The increased size is entirely proportionate to the substantial size of the host property, in keeping with its overall character.

6.2 The development would not conflict with any of the five purposes of Green Belts. There would be no sprawl of a built up area, it would not lead to the merging of towns, there would be no encroachment into the countryside, there is no historic town to be affected in its setting and lastly, the development would not prevent urban regeneration of land.

6.3 In view of the above, the proposal is considered to constitute appropriate development within the Metropolitan Green Belt. The proposal is therefore in accordance with Section 13 of the NPPF, together with Policy SP5 of the Local Plan.



7. Design and character

- 7.1 In regard to the design, the enlarged replacement patio area would be a substantial improvement over the current poor condition of the current patio. The new Portland stone would consist of a very high quality material, enhancing the character of this part of the overall building. The scheme is therefore considered to be in accordance with the Policies SP9 and D1 of the Local Plan.
- 7.2 In regard to the Chilterns Area of Outstanding Natural Beauty (AONB), it is considered there would be no impact upon the AONB in this case, being of suitable design and no enlargement of the building itself, set well within the site of the overall Hexton Manor Estate. The proposal therefore accords with the requirements of Local Plan Policy NE3 for the Chilterns AONB.
- 7.3 Overall, the proposal is completely sympathetic, with high quality materials to result in an attractive rear elevation to the property, with no harm upon the visual amenity of the area. As such, the design and appearance of the proposal is considered to be in accordance with the provisions of Policies D1, SP9 and NE3 of the Local Plan, the Design SPD and, with Section 12 of the NPPF.

8. Impact upon neighbouring living conditions

- 8.1 Hexton Manor is set comfortably away from all other properties. The development would therefore have no detrimental impact on the living conditions of any residential occupiers. The proposal complies with D3 of the Local Plan and, with Section 12 of the NPPF.

9. Heritage assets

- 9.1 In regard to heritage assets, the host building of Hexton Manor is grade II listed. There is the listed Walled Garden of Hexton Manor. The site is within the Hexton



Conservation Area and the grounds of Hexton Manor are designated as a historic park and garden.



- 9.2 It is considered the minor works and enhanced appearance of the proposed rear patio, would ensure the preservation of character of the host listed building, with no adverse impact upon its setting or special character. Nor would the works harm the setting of the Walled Garden.
- 9.3 The character, appearance and overall setting of the Conservation Area would also be preserved by the new patio area, with its proportionate size and high quality materials, having no harmful impact upon the Conservation Area.
- 9.4 In regard to all designated heritage assets of the building and overall site, the proposals are considered to have no harmful impact and would preserve the setting of the Conservation Area, the special character and setting of the listed building and features. There would therefore be no harmful impact upon heritage assets and the scheme does not conflict with any provisions of the Local Plan, or Section 16 of the NPPF.

10. Access

- 10.1 In regard to access, there is no change to the existing access points into Hexton Manor and its grounds.

11. Conclusion

- 11.1 In conclusion of the proposed development, the scheme comprises replacement and enlargement of the existing rear patio of Hexton Manor. The proposal would have no harmful impact upon the openness of the Green Belt and the rural setting of the area, with the proposed patio being entirely in proportion with the host building and in accordance with Green Belt policy. Consequently, the proposal is in accordance with local and national planning policy for development in the Green Belt.



- 11.2 The sympathetic and high quality stone materials, would represent high quality design and therefore is not considered to result in any harm upon the character and setting of the site, or the visual quality of the AONB.
- 11.3 The host building itself as a heritage asset, together with nearby listed buildings and the conservation area, would not be affected in their setting or special character.
- 11.4 There are therefore no identified elements of harm from the proposal, with only benefits of enhancing the rear elevation of the property. The proposal is therefore compliant with Policies of the North Herts Local Plan, supplementary guidance and with the provisions of the National Planning Policy Framework. The development is therefore considered to be acceptable for the grant of planning permission and listed building consent accordingly.

