

DELEGATED FILE NOTE

CASE OFFICER: ...Harriet Sanders.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
24/01673/FPH	Alterations to existing windows, upgrade existing thermal efficiency, replace existing rooflights with conservation rooflights, infill existing rear porch to create weatherproof area, and installation of external drain. (revised plan received 22/11/2024).	Standalone Farmhouse Wilbury Road Letchworth Garden City Hertfordshire SG6 4JN

Submitted Plan Nos

1092 - 01 1092 - 02a 1092 - 03 1092 - 04 1092 - PL01A 1092 - PL02 1092 - PL03 1092 - PL04 1092 -
PL05a 1092 - PL10 1 1092 - PL11 2 1092 - PL12 3 1092 - PL13 4

SP2	Settlement Hierarchy and Spatial Distrib
SP5	Countryside and Green Belt
SP9	Design and Sustainability
D1	Sustainable design
D2	House exts, replcmnt dwellings outbuild
D3	Protecting living conditions
T2	Parking
HE1	Designated heritage assets

2.0 Site History

2.1 None recent or relevant.

2.2 Concurrent application:

24/01674/LBC - Listed Building Consent - Alterations to existing windows, upgrade existing thermal efficiency, replace existing rooflights with conservation rooflights, infill existing rear porch to create weatherproof area, and installation of external drain. Internal alterations.

3.0 Representations

3.1 Neighbour consultation – n/a.

3.2 Site notice and press notice – one comment received neither in support of, nor objecting to, the proposal.

3.3 Consultees:

- ☐ Letchworth Garden City Heritage Foundation – no response.
- ☐ Conservation Officer – no objection to alterations to windows, replacement rooflights, French drain or infill of existing rear porch. Concerns were raised about the insulation of the two ground floor front rooms due to covering of exposed beams. Revised plans were received 22/11/2024 removing the insulation to these rooms. Following submission of revised plans – no objection subject to use of 60mm insulation in second floor attic room and rolling of plaster into the beams to leave the beams exposed.
- ☐ Natural, Historic and Built Environment Advisory Team – Archaeological Implications – no objection.

4.0 Planning Considerations

4.1 Site and Surroundings

4.1.1 Standalone Farmhouse is a grade II listed building sited on Standlone Farm on the western edge of Letchworth Garden City. Standalone Farm is a working farm and visitor attraction open to the public and for school visits. The Farmhouse is in need of modernising and has been unoccupied for several years and is in a poor state of repair.

4.1.2 The site is located in the green belt and in an archaeological area.

4.2 Proposal

4.2.1 Consent is sought for:

“Alterations to existing windows, upgrade existing thermal efficiency, replace existing rooflights with conservation rooflights, infill existing rear porch to create weatherproof area, and installation of external drain.”

4.2.2 Proposed materials include:

- ☐ walls – render and facing brick to match existing;
- ☐ windows – painted timber to match existing;
- ☐ rooflights – conservation style rooflights.

4.3 Key Issues

4.3.1 The key issues for consideration are:

- ☐ Impact of the proposal on the green belt.
- ☐ Impact of the proposal on the designated heritage asset that is the listed building.
- ☐ Acceptability of the design of the proposed development.
- ☐ Potential impact on neighbouring occupiers.
- ☐ Access and parking matters.
- The impact of the proposed development on the environment.

Impact on the Green Belt

4.3.2 The National Planning Policy Framework (NPPF) states that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. Paragraph 154 specifies that local planning authorities should regard the construction of new buildings in the Green Belt as inappropriate development in the Green Belt, except for listed exceptions.

4.3.3 Paragraph 154 lists 7 exceptions including c) below:

“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.”

4.3.4 Local Plan policy SP5 reflects the provision of the NPPF and 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.

4.3.5 The proposed works are modest and will not result in any increase in floorspace or volume at the property. It is proposed to enclose the existing rear porch. As such, no additional floorspace or volume will be created. There will therefore be no inappropriate or harmful impact on the Green Belt.

4.3.6 The proposed works therefore comply with the policy provisions of the Local Plan and the NPPF and are acceptable in term of potential impact on the Green Belt.

Impact on Heritage Asset – Listed Building

4.3.7 Consideration needs to be given to the impact of the proposed work to the heritage asset that is the listed building. Standalone farmhouse is a grade II listed building that has been vacant for some time and is in need of updating and refurbishing.

4.3.8 National policy as set out in the NPPF provides clear guidance on assessing the impact of proposals on heritage assets. This is reflected in Local Plan Policy HE1.

4.3.9 The proposed works to the listed building are modest and are supported by the Conservation Officer. The works seek to bring the vacant farmhouse back into use for occupation.

4.3.10 The infilling of the rear porch will be finished in render to match the existing and will not cause unacceptable harm to the overall character and appearance of the listed building. The existing roof line will remain unchanged with the new walls and door constructed under the roof. The roof projection is a modern extension and has no historical merit.

4.3.11 The replacement of the side facing window on the west elevation and replacement of the two velux rooflights with conservation style rooflights are acceptable and will not cause harm to the listed building.

4.3.12 Overall the proposed works are acceptable in terms of impact on the heritage asset that is the listed building and therefore meet the policy provisions of Local Plan policy HE1 and the NPPF.

Design and Appearance

4.3.13 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. This is broadly consistent with Section 12 of the NPPF.

4.3.14 The proposed works are modest in scale. The infilling of the rear porch is in keeping with the host dwelling. The render will link it sympathetically to the existing dwelling. The replacement window will be in keeping with the overall character and appearance of the farmhouse.

4.3.15 The proposed development complies with Policy D1 of the Local Plan and the core principles set out within Section 12 of the NPPF. The design and appearance of the proposal are acceptable.

Impact on Neighbouring Properties

4.3.16 Standalone Farmhouse has no immediate neighbours. There will therefore be no harm caused to neighbouring occupiers.

Highways and Parking

4.3.17 No alteration is proposed to access or parking. The development is therefore acceptable in terms of highways and parking.

Environmental Implications

4.3.18 The proposed development is relatively small in scale and 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.

Biodiversity Net Gain

4.3.19 This development is not subject to the statutory Biodiversity Gain Plan condition because householder applications are exempt in respect of the biodiversity gain condition, under the statutory exemptions (<https://www.gov.uk/guidance/biodiversity-net-gain-exemptdevelopments>).

4.4 Conclusion

4.4.1 The proposed development is considered acceptable and to comply with the policies set out in the Local Plan and the National Planning Policy Framework. Grant conditional permission.

4.5 Alternative Options

4.5.1 None applicable.

4.6 Pre-Commencement Conditions

4.6.1 None applicable.

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 walls of the enclosed porch area on the rear elevation hereby approved shall be rendered to match the existing west facing elevation as stated on the approved plans unless otherwise agreed and approved in writing by the Local Planning Authority.

Reason: To protect the visual amenities of the locality and to ensure that the proposed works do not cause unacceptable harm to the overall appearance of the listed building to comply with Policies D1, D2 and HE1 of the North Hertfordshire Local Plan 2011 to 2031.

Proactive Statement:

Planning permission has been granted for this proposal. The Council acted proactively through positive engagement with the applicant during the determination process which led to improvements to the scheme. 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: 4 December 2024	