

DELEGATED FILE NOTE

CASE OFFICER: ...Thomas Howe.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
23/01641/FP	Erection of outbuilding following demolition of existing outbuilding (amended plans received 29.10.2024)	Memorial Hall Hall Lane Kimpton Hertfordshire SG4 8RD

Submitted Plan Nos

12125624-NSXS - Replacement Playhouse North/South Cross Sectional View 12125624-LP
112125624-ESP 12125624-EPV 12125624-EEL 12125624-RXS2 12125624-REL2 12125624_BP
12125624-RSP2 112125624-RPV2

1.0 Policies

D1 Sustainable design

D2	House exts, replcmnt dwellings outbuild
D3	Protecting living conditions
T2	Parking
HE1	Designated heritage assets
SP2	Settlement Hierarchy and Spatial Distrib
SECN12	Achieving well-designed places
SECN14	Meeting climate change,coastal,flooding

2.0 **Site History**

2.1 Various applications for works to the hall.

3.0 **Representations**

3.1 **Neighbour Consultation** – None received.

3.2 **Parish Council** – No representation.

3.3 **Ecology** – *“I’ve looked at this application and have no ecological objection. As it was submitted prior to mandatory BNG there is no requirement to apply the BGP condition.”*

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The application site comprises a building within the car park serving Kimpton Memorial Hall, off Hall Lane.

4.2 **Proposal**

4.2.1 Planning permission is sought for the erection of an outbuilding following the demolition of an existing outbuilding. An amended scheme was received at the request of the applicant to improve the proposed building's structural layout to mitigate potential water ingress.

4.2.2 Materials of construction are proposed to be:

- Cladco fibre/cement wood effect cladding.
- EPDM rubber roof and surroundings with a PVC trim.
- PVC double glazed windows.

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 character and appearance of the 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 and Appearance:

4.3.2 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 D2 of the Local Plan requires extensions to houses and the erection or replacement of buildings to incorporate design that is sympathetic to the main building in terms of its scale, form and orientation and does not harm the character and appearance of the locality around the site. These policies are broadly consistent with Section 12 of the National Planning Policy Framework.

4.3.3 At present the building comprises a pebble-dashed pre-fabricated building. It is within the car park and is clearly visible from areas surrounding the main hall. The proposed replacement building would be constructed with wood effect cladding to the external elevations, in slate colour. The roof is proposed to be a rubber roof with a PVC trim. Fenestration is proposed to be windows to match existing, and UPVC doors. Elevations plans indicate their colour would be dark grey, or black similar to the slate-coloured cladding. Existing foundations and the raised plinth would be utilised. Overall, the character and appearance of the building is considered to be acceptable and would not harm its setting.

4.3.4 The proposed development is therefore considered to be in compliance with Policies D1 and D2 of the Local Plan and the core principles set out within Section 12 of the National Planning Policy Framework. The design and appearance are therefore acceptable.

Impact on Neighbouring Properties:

4.3.5 Policy D3 of the Local Plan permits development that does not result in unacceptable harm to the amenity of neighbouring occupiers and where necessary encourages the

use of mitigation measures to reduce these impacts. This is generally reflected by the provisions within the National Planning Policy Framework.

4.3.6 The building would be isolated from nearby residential dwellings. It would therefore not occasion unacceptable harm by reason of a loss of light or by giving rise to dominance for any neighbours. There would be some modest noise generation from the building, however, given its proximity to the main hall, I do not consider that this would be significant or unacceptable, particularly given the existing use of the building. No neighbour representations were received.

4.3.7 Given the above, it is considered that the proposed development would result in no unacceptable detrimental impact upon neighbouring occupiers and is therefore compliant with Policy D3 of the local plan and the aims of the National Planning Policy Framework.

Highways and Parking:

4.3.8 The proposed development would continue to be served by a large car park. It is therefore unlikely to negative impact parking provision levels within the site or nearby.

Environmental Implications:

4.3.9 The proposed development, by virtue of its limited scale in general terms together with the sustainable location 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:

4.3.10 The development was received prior to the requirement for 10% BNG, and therefore does not need to demonstrate such a gain of biodiversity. Policy NE4 requires development to deliver biodiversity net gain where possible. I do not consider that the footprint of the building is suitable to deliver such a gain, particularly given that no loss of habitat would occur.

4.4 **Conclusion**

4.4.1 The proposed development is considered acceptable and is considered to comply with the necessary provisions of the Local Plan policies and the National Planning Policy Framework. Grant conditional permission.

4.5 **Alternative Options**

4.5.1 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. Details and/or samples of materials to be used on all external elevations and the roof of the development hereby permitted shall be submitted to and approved in writing by the Local Planning Authority before the development is commenced and the approved details shall be implemented on site.

Reason: To ensure that the development will have an acceptable appearance which does not detract from the appearance and character of the surrounding area and to comply with Policy D1 of the North Hertfordshire Local Plan 2011 to 2031.

Biodiversity Net Gain

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. The Council acted proactively through early engagement with the applicant at the pre-application stage 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  Shaun Greaves Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 5 December 2024	