

DELEGATED FILE NOTE

CASE OFFICER: ...William Thompson.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/00868/FPH	Single storey rear extension and insertion of front door and window to existing side elevation	6 Bury End Pirton Hitchin Hertfordshire SG5 3QB

Submitted Plan Nos

3916 01A 3913 03E 3913 04A

D1	Sustainable design
D2	House exts, replcmnt dwellings outbuild
D3	Protecting living conditions
T2	Parking
HE1	Designated heritage assets
SECN12	Achieving well-designed places
SECN14	Meeting climate change,coastal,flooding
SECN16	Conserve + enhance historic environment

2.0 **Site History**

2.1 25/00869/LBC - Single storey rear extension and insertion of front door and window to existing side elevation.

Pending Consideration

2.2 23/02022/FPH - Single storey rear extension.

Conditional Permission

2.3 23/02023/LBC - Single storey rear extension.

Conditional Consent

- 2.4 16/02150/1HH - Single storey side extension and insertion of two rooflights to existing monopitch roof. Replace rear window with patio doors (as amended).

Conditional Permission

- 2.5 16/02151/1LB - Single storey side extension, internal alterations, insertion of two rooflights to existing monopitch roof. Infill rear door and side window, remove canopy, replace rear window with patio doors and replace ground and first floor windows (as amended).

Conditional Consent

- 2.6 13/01197/1LB - Restoration of original Inglenook fireplace.

Conditional Consent

- 2.7 13/00037/1LB - Paint existing pebble dash white on all elevations. Replace front door.

Conditional Consent

3.0 **Representations**

- 3.1 **Neighbour Representations** – None received.

- 3.2 **Pirton Parish Council** – No objection.

- 3.3 **Pirton NP Steering Group** – None received.

- 3.4 **Natural, Historic And Built Environment** – No objection subject to conditions.

- 3.5 **North Herts Council Ecologist** – No objection.

- 3.3 **Conservation Officer** – No objection subject to conditions.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

- 4.1.1 6 Bury End is grade II listed and is located within the Pirton Conservation. The site is surrounded by other listed buildings.

4.2 **Proposal**

- 4.2.1 Planning permission is sought for a single storey rear extension and the insertion of a front door and window to the existing side elevation.

4.3 **Key Issues**

- 4.3.1 The key issues in this case are the design, impact on heritage assets, and impact on the reasonable living conditions of neighbours.

Design

- 4.3.2 Policy D1 of the Local Plan requires that development proposals respond positively to the site's local context, retain existing vegetation and minimise the visual impact of street furniture and parking provision. Policy D2 of the Local Plan requires extensions to houses to incorporate design that is sympathetic to the main dwelling 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 The proposed single storey rear extension would measure 2.9m in depth 6.9m in width and have a pitched roof with an eaves height of 2.3m and a peak of 3.4m. The proposal includes 2no. rooflights. The external materials would be painted render, facing brick and stained feather edged boarding for the walls, natural slate roof, the existing bi-fold doors to be re-used and the windows have been conditioned to be determined.

- 4.3.4 The proposal includes the insertion of an external door and window to the side elevation. The door would be painted timer to match existing and the window has been conditioned to be determined.
- 4.3.5 It is noted that Pirton Parish Council queried the need for rooflights; however, the materials proposed are deemed sympathetic to the dwelling, they would be to the rear of the dwelling, 2no. rooflights exist on the side elevation and no objection to their use has been raised by the Conservation Officer. Therefore, it is not considered that the inclusion of rooflights in the proposal would cause such harm as to be objectionable.
- 4.3.6 As such, the proposed development is acceptable in design terms and the scheme is considered in accordance with Policy D1, D2 and HE1 of the Local Plan, as well as Sections 12 and 16 of the NPPF.

Impact on Heritage Assets

- 4.3.7 As stated above, the building is Grade II listed and within the Pirton Conservation Area.
- 4.3.8 The details of this proposal have been fully considered under the simultaneous LBC application under ref: 25/00869/LBC. The Conservation Officer has stated that the proposal would “satisfy the provisions of Sections 16(2) (LBC only), 66(1) (FPH only) and 72(1) (both) of the Planning (LB & CA) Act 1990 and fully accord with Section 16 of the Framework or Policy HE1 of the North Hertfordshire Local Plan 2011 – 2031” and that the proposal is “unobjectionable”, provided the relevant conditions are met.
- 4.3.9 As such, the proposed development under this householder application is considered acceptable and will not occasion harm to the listed building’s special character, in accordance with the Policy HE1 of the Local Plan and Section 16 of the NPPF.

Impact on Neighbours

- 4.3.10 Policy D3 of the Local Plan states that planning permission will be granted for development proposals which do not cause unacceptable harm to living conditions.
- 4.3.11 Regarding no.4 Bury End, the adjoining neighbour, given the appropriate massing and design of the proposal, the scheme is unlikely to result in unacceptable harm as to be objectionable to the reasonable living conditions and well-being of no.4.
- 4.3.12 This is in accordance with Policy D3 of the Local Plan.

Highways and Parking:

- 4.3.13 The proposal does not include an increase in the number of bedrooms. Therefore, with regard to Policy T2 of the NHLP, there would be no car parking issues arising from the development.

Environmental Implications

- 4.3.14 The proposed development would be consistent with the criteria set out in Policy D1 of the NHLP '*Sustainable Design*'. There are no other significant environmental implications as a result of the proposed development.

Biodiversity Net Gain:

- 4.3.15 This is a form of development which is 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.

Other Matters

- 4.3.16 Although HCC Archaeology have advised that a pre-commencement condition be agreed for a Written Scheme of Investigation, as no such condition was agreed on the previous application of 23/02022/FPH, I believe that it would not be reasonable to impose this condition on the current application. Instead, I have applied an alternative condition whereby, if archaeological finds are

discovered above and beyond what has been previously discovered following a survey in 2017, all works must cease and advice be sought by HCC Archaeology.

4.4 **Conclusion**

- 4.4.1 The proposed development is considered acceptable in design, heritage, and its impact upon neighbouring properties, in accordance with Policies D1, D2, D3, T2 and HE1 of the Local Plan, as well as Section 12, 14 and 16 of the NPPF.

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.

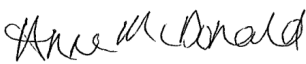
3. Following the Hertfordshire Historic Environment Record Summary Sheet submitted under application reference 16/02150/1HH, prepared by the North Hertfordshire Archaeological Society for the observation and recording of builders' footings, the following shall apply:

If, during the course of excavation or construction works, any archaeological finds are discovered that are over and above those previously identified and recorded, all works on site shall cease immediately, the finds recorded and advice be sought from HCC Archaeology.

Reason: To protect any archaeological remains that may exist on the site.

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: 11 July 2025	