

DELEGATED FILE NOTE

CASE OFFICER: ...Melissa Tyler.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
24/01723/FPH	Installation of front gates, stabilised gravel driveway and soft landscaping.	22 The Avenue Hitchin Hertfordshire SG4 9RL

Submitted Plan Nos

Location Plan 01 Garden Plan R2 V2 5701-01 Elevation R2 V2 Proposed Front Elevation Elevation R2
V2 Existing Front Elevation Fence details R2 V2

1.0 Policies

2.0 **Site History**

2.1 None relevant

3.0 **Representations**

3.1 Site Notice/ Adjacent occupiers: No responses received

3.2 Highways : following confirmation of the two accesses are existing and the proposal does not include the creation of an additional access and dropped kerb - 'there are no highway or safety impacts. In which case we have no comment'

3.3 Conservation Officer - **UNOBJECTIONABLE** in heritage terms.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 22 The Avenue is a detached property located on the north side of road. The property is located within the Article 4 direction that restricts the permitted development of certain classes.

4.2 **Proposal**

4.2.1 Planning permission is sought for the installation of front gates, stabilised gravel driveway and soft landscaping.

4.3 **Key Issues**

Design:

4.3.1 The proposed works are relatively minor and the materials to be used are appropriate in this Conservation Area / Article 4 location. It is considered that the proposal will not harm the Hitchin Conservation Area or harm the Article 4 Direction area of which this property forms part. The proposal therefore satisfies the provisions of Section 72(1) of the Planning (LB & CA) Act 1990 and will accord with Section 16 of the Framework and Policy HE1 of the North Hertfordshire Local Plan 2011 – 2031. The proposal is therefore **UNOBJECTIONABLE** in heritage terms.

Impact on the street scene:

4.3.2 Negligible impact given the limited scope of the proposed works.

Impact on neighbours:

- 4.3.3 Negligible impact given the limited scope of the proposed works. Proposals would be generally consistent with Policy D3 of the Local Plan.

BNG:

- 4.3.4 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.

4.4 Conclusion

- 4.4.1 The proposed works are relatively minor and their cumulative impact would have little, if any impact on the visual amenities of the locality. Acceptable in planning terms.

4.5 Alternative Options

- 4.5.1 None applicable

6.0 Recommendation

- 6.1 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.

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: 27 January 2025	