

DELEGATED FILE NOTE

CASE OFFICER: ...Tabitha Kaye.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
26/01633/FPH	First floor rear extensions to include Juliet balcony over existing bay window. Alterations to existing fenestration including new first floor obscure glazed side window and installation of external wall insulation following demolition of existing chimneys. Installation of solar panels to existing side roofslopes. New steps to existing rear terrace, addition of raised decking on terrace and freestanding Pergola (amended plans received 28.08.26).	8 Walsworth Road Hitchin Hertfordshire SG4 9SP
<u>Submitted Plan Nos</u>		
1574-P003 1574-P004 1574-P006 1574-P007 1574-P008 1574-P010-A 1574-P013-A 1574-P017 1574-P018 1574-P001-B 1574-P009-B 1574-P012-B 1574-P014-B		

1.0 Policies

SECN14	Achieving well-designed places
SECN5	Meeting the challenge of Climate Change
SECN20	Conserving+enhancing natural environment
D1	Sustainable design
D2	House exts, replcmnt dwellings outbuild
D3	Protecting living conditions
SP13	Historic environment
HE1	Designated heritage assets
T2	Parking

2.0 Relevant Site History

- 2.1 **25/00891/FPH:** Two storey side and rear extension, first floor rear extension to include Juliet balcony over existing bay window, replace existing roof to include installation of rooflights and solar panels to facilitate conversion of loftspace into habitable accommodation and demolish existing chimneys, following demolition of existing side

and rear extension. Alterations to existing fenestration and installation of external wall insulation (as amended by plans received on 01/07/2025). **Conditional Permission.**

3.0 **Representations**

3.1 **Site Notice and Neighbour Consultation** – No comments received.

3.2 **NHC Environmental Health** – Requested further information on proposed Air Source Heat Pump (subsequently removed from application).

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The application site accommodates a large, detached residential dwelling with attached garage situated on Walsworth Road. The site benefits from front parking provision and a rear garden, which is treated by close boarded fencing. The front garden is laid to hardstanding to provide for off-street parking of vehicles.

4.1.2 The site is within the Hitchin settlement boundary and the Hitchin Conservation Area.

4.2 **Proposal**

4.2.1 First floor rear extensions to include Juliet balcony over existing bay window. Alterations to existing fenestration including new first floor obscure glazed side window and installation of external wall insulation following demolition of existing chimneys. Installation of solar panels to existing side roofslopes. New steps to existing rear terrace, addition of raised decking on terrace and freestanding Pergola.

4.2.2 An Air Source Heat Pump was originally proposed but has been subsequently removed from the application (reflected in amended plans submitted 28/08/26).

4.3 **Key Issues**

4.3.1 The key issues for consideration are as follows:

- Design and impact on the historic environment;
- Impact on neighbour amenity;
- Highways and parking matters;
- Climate change;
- Biodiversity Net Gain (BNG).

Design and Impact on the Historic Environment

- 4.3.2 Policies D1 and D2 of the North Herts Local Plan (NHLP) require that development proposals respond positively to the site's local context. Policy D2 specifies that extensions to houses should be sympathetic to the main dwelling in terms of scale, form and orientation. These policies are broadly consistent with Chapter 14 of the National Planning Policy Framework 2026 (NPPF).
- 4.3.3 Policies HE1 and SP13 of the NHLP emphasise how permission will be refused where proposals would cause substantial harm or a loss of significance to a Heritage Asset - in this case, the Hitchin Conservation Area. These policies comply with the LPA's statutory duty under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and are broadly commensurate with Chapter 20 of the NPPF.
- 4.3.4 The proposal is for a reduced version of the scheme approved under 25/00891/FPH. To the rear, the present scheme would retain the first floor extension with Juliette balcony above the existing bay window. The key change would be the addition of a first floor extension above the single storey, flat roof projection which sits parallel with the bay window. This would result in two largely symmetrical two-storey projections which fit comfortably within the existing roof form of the main house. Unlike the 2025 permission, the existing half-hip to the west would be retained and its ridge height raised (including removal of the existing chimney) to accommodate solar PV panels to the west slope. The removal of the chimney stacks was considered under 25/00891/FPH to have an acceptable impact on the character of the locality and the Hitchin Conservation Area. Alterations to the front include upgrading the existing, white-framed windows with black-framed windows. The style and size of the upgraded windows would match existing. The render of the dwelling is to be upgraded with insulation, with the finish matching existing.
- 4.3.5 The application also proposes the installation of raised decking (to match the house levels) with steps into the garden, and the erection of a pergola structure. The proposed landscaping is befitting of a plot/dwelling of this scale. The pergola structure is of an acceptable scale and design.
- 4.3.6 Overall, the proposed scheme would befit the existing character of the dwelling and would not have an adverse impact upon the street scene or the Hitchin Conservation Area. Therefore, the proposal is considered to accord with the requirements of the Planning (Listed Buildings and Conservation Areas) Act 1990, Policies D1, D2, SP13 and HE1 of the NHLP, as well as Chapters 14 and 20 of the NPPF.

Impact on Neighbours

- 4.3.7 Policy D3 of the Local Plan permits development which would not harm the amenity of neighbouring occupiers and encourages the use of mitigation measures where necessary. Policy D3 is generally reflected by the provisions of the NPPF.

- 4.3.8 The proposed first floor Juliette balcony would not intensify the existing relationship between the existing first floor window of the dwelling and neighbouring properties to the east by an unacceptable amount. The same conclusion on the Juliette balcony was reached for application 25/00891/FPH. A high level, obscure-glazed vertical window is proposed to the west elevation. The height of the proposed decking would not intensify the relationship between the rear of the dwelling and neighbouring properties by an unacceptable degree. Therefore, the proposal would not give rise to unacceptable overlooking impacts.
- 4.3.9 The extensions would largely be contained to the existing footprint of the dwelling and would constitute a decrease in bulk upon the previously approved scheme. Therefore, the proposal would not give rise to unacceptable overbearing or overshadowing impacts.
- 4.3.10 Based upon the points raised above, I consider that the proposal accords with Policy D3 of the NHLP.

Highways and Parking

- 4.3.11 The proposal would not impact the existing parking arrangements on site. The front parking area can accommodate the requisite spaces required for a 5no. bedroom dwelling. The proposal therefore accords with Policy T2 of the NHLP.

Climate Change

- 4.3.12 Policy D1 of the NHLP outlines the Council's commitment to supporting climate change mitigation. The proposed development is not large enough in scale to cause significant implications for the local environment in terms of carbon emissions and therefore complies with Policy D1 of the NHLP and Chapter 5 of the NPPF.

Biodiversity Net Gain (BNG)

- 4.3.13 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.

4.4 **Conclusion**

- 4.4.1 In the absence of material planning reasons to the contrary it is my view that planning permission is **GRANTED**.

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.

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 Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 3 September 2026	