

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
26/01955/FPH	Single storey orangery with access steps to garden area following demolition of existing conservatory. Hard landscaping works to rear garden.	45 Baldock Road Royston Hertfordshire SG8 5BJ

Submitted Plan Nos

Location Plan JE0826.PL01A_ JE0826.PL02_ JE0826.CP10_ JE0826.PL11A_ JE0826.PL12_
JE0826.PL03 PL20A Block Plan

1.0 Policies

SECN5 Meeting the challenge of Climate Change

SECN14 Achieving well-designed places

D1	Sustainable design
D2	House exts, replcmnt dwellings outbuild
D3	Protecting living conditions
T2	Parking

2.0 **Site History**

- 2.1 **26/00593/FPH:** Single storey side and rear extensions following demolition of existing rear conservatory. Hardscaping working including alterations to ground levels in rear garden. **Conditional Permission.**

3.0 **Representations**

- 3.1 **Neighbour Consultation** – No comments received.
- 3.2 **Royston Town Council** – No objection.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

- 4.1.1 The application site accommodates a large, detached dwelling situated within a substantial plot along Baldock Road, Royston. The plot is adequately screened by mature vegetation and close-boarded fencing along the boundaries. The site is within the Royston settlement boundary.

4.2 **Proposal**

- 4.2.1 Single storey orangery with access steps to garden area following demolition of existing conservatory. Hard landscaping works to rear garden.

4.3 **Key Issues**

- 4.3.1 **Principle:** the site is within the Royston settlement boundary, where development is acceptable in principle.

- 4.3.2 **Design and impact on local character:** The application proposes to replace the existing rear conservatory with a single storey orangery. The orangery would be similar to the existing conservatory in scale, and would be finished in stone cladding with metal framed windows. The proposed hardscaping, including steps and a slight raising in levels, is acceptable in design. The plot is large and the orangery would be largely screened by the bulk of the dwelling as to have an adverse impact on the street scene. The proposal therefore accords with Policies D1 and D2 of the NHLP.
- 4.3.3 **Impact on neighbours:** The site curtilage is large, meaning that the dwelling is adequately distanced from neighbouring dwellings. The rear garden is well screened by existing boundary treatments. Therefore, the orangery and moderate changes in terrace levels would not give rise to any overlooking, overshadowing or overbearing impacts and therefore accords with Policy D3 of the NHLP.
- 4.3.4 **Parking:** The proposal would not impact existing access or parking matters on site and therefore accords with Policy T2 of the NHLP.
- 4.3.5 **BNG:** 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.
- 4.3.6 **Climate change:** 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 Section 14 of the NPPF.

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  Sam Dicocco	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 7 October 2026	