

DELEGATED FILE NOTE

CASE OFFICER: ...Vicki Wood.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/02229/FPH	Erection of a detached annexe with decking, following the demolition of the existing summerhouse (revised scheme further to that approved under planning application reference 22/03214/FPH granted on 08.02.2023).	Hinxworth House New Inn Road Hinxworth Baldock Hertfordshire SG7 5HG

Submitted Plan Nos

Location Plan OS 2445-22.2A 08222-T1 PL12 PL13 PL14 PL22B PL23B PL24B PL25B PL26A

1.0 Policies

1.0 **Local and National Policy**

1.1. **National Planning Policy Framework (2024)**

Section 2 Achieving sustainable development

Section 12 Achieving well-designed places

Section 14 Meeting the challenge of climate change, flooding and coastal change

Section 16 Conserving and enhancing the historic environment

1.2. **North Hertfordshire Local Plan (2011-2031)**

Strategic Policies

Policy SP1 Sustainable development in North Hertfordshire

Policy SP2 Settlement Hierarchy and Spatial Distribution

Policy SP5 Countryside and Green Belt

Policy SP9 Sustainable design

Policy SP13 Historic environment

Development Management Policies

Policy CGB1 Rural Areas beyond the Green Belt

Policy D1 Sustainable design

Policy D2 House extensions and replacement dwellings

Policy D3 Protecting living conditions

Policy HE1 – Designated heritage assets

Policy HE4 – Archaeology

Policy HS6 – Relatives' and dependents' accommodation

Policy T2 Parking

2.0 **Relevant Site History**

2.1 23/00794/FPH - Erection of a detached annexe with associated decking following the demolition of the existing summerhouse (as a variation of planning permission 22/03214/FPH granted 08/02/2023). Conditional Permission.

2.2 22/03214/FPH - Erection of a detached one-bedroom annexe with associated decking following the demolition of the existing summerhouse. Conditional Permission.

2.3 21/02386/PREH - Erection of detached 1-bed annexe. No objections to formal submission subject to design.

- 2.3 81/01271/1 - Outline application (design, external appearance and landscaping reserved) for one dwelling and double garage and formation of new vehicular access. Refused.

3.0 **Representations**

- 3.1 **Neighbouring Notifications:** One expression of support for the development has been received on behalf of the National Annexe Planning Consultancy (NAPC) which seeks to support the importance of ancillary accommodation.

3.4 **Parish Council / Statutory Consultees:**

Hinxworth Parish Council – No objection.

NHC Conservation Officer – No objection subject to a landscaping condition to minimise the impact of the annex from public areas and its impact on the conservation area.

HCC Archaeology – No objection subject to WSI condition. However, it is noted that the two previous applications which remain valid did not include this and so it would, in my view, be unreasonable to impose this now.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

- 4.1.1 The site consists of a detached two storey dwelling with a pitched roof that is a Grade II listed building. The dwelling is in spacious grounds which include various outbuildings, mature trees, and a pond. The mound upon which the annex is proposed is manmade and created from earthworks when excavating the pond some years ago. The outer boundaries are comprised of walls, trees and vegetation (of which the wall on New Inn Road and Ashwell Road is also Grade II listed).
- 4.1.2 The locality has a semi-rural character, with a small number of dwellings and a church nearby. The site is in the Rural Area beyond the Green Belt, and a Conservation Area. There are listed buildings to the east and west of the site.

4.2 **Proposal**

- 4.2.1 Erection of a detached annexe with decking, following the demolition of the existing summerhouse (revised scheme further to that approved under planning application reference 22/03214/FPH granted on 08.02.2023).
- 4.2.2 The application is supported by a Supporting Statement dated 3rd September 2025.

4.3 **Key Issues**

- 4.3.1 The key issues for consideration are as follows:

- Whether the proposed development would be inappropriate development in the Rural Area beyond the Green Belt for the purposes of the National Planning Policy and Local Development Plan.
- The impact the proposed development would have on the listed dwelling.
- The impact the proposed development would have on the character and appearance of the property and the surrounding area.
- The impact that the proposed development would have on the living conditions of nearby neighbouring properties.

Principle of Development in the Rural Area beyond the Green Belt

- 4.3.2 The site lies outside of any defined settlement boundary and is designated as Rural Area beyond the Green Belt within the Local Plan, where there is a general presumption against development. Policy CGB1 sets out broad typologies of development considered acceptable, one of which is d) Relates to an existing rural building. Policy CGB1 is subject to meeting the requirements of other relevant planning policies.
- 4.3.3 I consider the proposed development would not be contrary to the aims of acceptable development in the Rural Area beyond the Green Belt for reasons of being related to existing buildings, scale and being subordinate to the main building. I therefore consider the proposal acceptable in principle.

Impact on Heritage Assets

- 4.3.4 Section 16 of the NPPF sets out guidance relating to sustaining and enhancing heritage assets. In this regard, Policy HE1 of the Local Plan is consistent with the NPPF.
- 4.3.5 When considering the impact of proposed development on the significance of a designated heritage asset (in this case the Listed Building(s)), the NPPF notes that great weight should be given to the asset's conservation; the more important the asset, the greater the weight should be.
- 4.3.6 The annexe is considered to comply with Policy HS6 of the Local Plan, and would be dependent on the main dwelling Hinxworth House. The summerhouse to be removed, appears to be more recent than 1948 and not curtilage-listed, and as the Conservation Officer does not raise concerns relating to its removal, I do not have objections to this.

Design

- 4.3.7 The proposed annexe would be positioned to the northeast of the main dwelling and to the north-eastern boundary of the site and would replace an existing summerhouse. The annexe would be the same size, siting and design as that granted previously under 23/00794/FPH and would be accessed from within the site via an existing entrance which serves the main house on New Inn Road. The annex would provide for ancillary accommodation and would be reliant on the main house for some facilities. The development would have a contemporary design based on a HufHaus design with a flat roof and maximum height of 3.9m, taking into account a reduced ground level on the site of the annex of 30cm, this is important due to the elevated mound upon which it would be sited. Whilst a lower ground level is proposed, it remains important to ensure screening in the form of soft landscaping is secured to protect views at the entrance to

the church which is located to the east of the site and to also limit views from impacting the streetscene and subsequent impact to the context of the locality.

4.3.8 Whilst it is accepted that the annex would introduce additional bulk form to the site, I am satisfied that as a stand-alone building set relatively low, there would be no harm to the wider garden landscape setting to the main house nor harm the significance of the listed house. The proposal is not considered harmful to the significance of the Conservation Area, and the setting and significance of the listed church. The design of the proposal and its impacts on the significance of designated heritage assets is therefore considered acceptable.

4.3.8 One Maple tree is proposed to be removed to facilitate the construction of the annex, and I am satisfied that there are no grounds to warrant further protection of the tree. There are numerous other trees within the site and alongside its boundaries and together with additional soft landscaping, the impact of the proposed annex would be mitigated.

Neighbour amenity

4.3.9 The annexe would be sited further from the closest dwellings and the church to the southeast, will be low-rise and substantially obscured by trees/vegetation and means of enclosure, and would not be a use that would generate excessive amounts of noise and other disturbance. Impacts on existing residential amenity are therefore considered acceptable.

Archaeology

4.3.10 When considering the impact of proposed development on the significance of a designated heritage asset (such as archaeology), the NPPF (Section 16 – Conserving and enhancing the historic environment) notes that great weight should be given to the asset's conservation; the more important the asset, the greater the weight should be. In this regard, Policy HE4 of the Local Plan is consistent with the NPPF.

4.3.11 The proposed development would be constructed on a manmade earth mound of relatively recent time in terms of archaeological interest.

4.3.12 I am satisfied that the development is in accordance with Policy HE4 of the Local Plan and Section 16 of the NPPF.

Highways and Parking

4.3.13 The annex would utilise the existing vehicular access and parking provision for the main dwelling which has adequate space for a number of cars and is in accordance Policy T2 of the Local Plan and with local plan policies and is acceptable.

Biodiversity Net Gain (BNG)

4.3.14 This is a householder application which is exempt from BNG legislation defined under article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015.

Environmental Implications:

- 4.3.15 Section 14 of the NPPF sets out how the planning system should support the transition to a low carbon future. The principles set out in Section 14 are reflected in Policy D1 of the Local Plan, which sets out that development proposals should take all reasonable opportunities to reduce energy consumption and waste, retain existing vegetation and propose new appropriate planting, and future proof for changes in technology and lifestyle.
- 4.3.16 In my view, the proposed development would be unlikely to have any significant implications for the local environment in terms of carbon emissions and therefore would be generally in accordance with Policy D1 of the Local Plan and Section 14 of the NPPF.

4.4 **Conclusion**

- 4.4.1 The proposed development is considered acceptable and in accordance with Policies SP1, SP2, SP5, SP9, SP13, CGB1, D1, D2, D3, HE1, HE4, HS6 and T2 of the Local Plan 2011-2031 and Sections 2, 12, 14 and 16 of the NPPF 2024.

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. The residential annexe hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the dwellinghouse known as Hinxworth House, New Inn Road, Hinxworth, Baldock SG7 5HG.

Reason: To avoid the creation of a new dwelling contrary to the planning policies applicable to the area and to avoid the occupation of two separate dwellings by persons unconnected with each other as this would result in an unsatisfactory relationship and inadequate standard of amenity for both properties and to comply with Policy HS6 of the North Hertfordshire Local Plan 2011 to 2031.

4. 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.

5. Prior to the occupation of the annex, a landscaping plan shall be submitted to and approved in writing by the Local Planning Authority to illustrate new planting to the northeast and southeast boundaries of the application site. This shall include details of (i) new trees, shrubs, hedges that are to be planted, together with the species proposed and the size and density of planting and (ii) details of any earthworks proposed. The agreed landscaping shall be planted in the first planting season (November to March) following the construction of the annex.

Reason: To minimise the impact of the development from public areas and to maintain the character and appearance of the Hinxworth Conservation Area in accordance with Policy HE1 of the North Hertfordshire Local Plan.

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: 20 October 2025	