

DELEGATED FILE NOTE

CASE OFFICER: ...Thomas Howe.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
26/01175/S73	Variation of Condition 2 (the new position of the building requires the approved drawing numbers to change) of planning permission 25/02741/FP granted on 19.01.2026 for Erection of outbuilding to provide staff accommodation and kitchen storage following demolition of existing chicken shed.	Robin Hood And Little John Rabley Heath Road Codicote Welwyn Hertfordshire AL6 9UB

Submitted Plan Nos

1083-07 1083-PL10A 1083-PL11A 1083-PL12A 1083-PL20 1083-PL21 1083-PL22 1083 - PL23 1083 - PL13A

1.0 Policies

D1	Sustainable design
D3	Protecting living conditions
HE1	Designated heritage assets
SECN12	Achieving well-designed places
SECN13	Protecting Green Belt Land
SECN14	Meeting climate change,coastal,flooding
SECN16	Conserve + enhance historic environment

2.0 **Site History**

2.1 25/02741/FP - Erection of outbuilding to provide staff accommodation and kitchen storage following demolition of existing chicken shed. – Conditional Permission

3.0 **Representations**

3.1 **Neighbour Consultation** – None received.

3.2 Environmental Health – No Objection.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The site is The Robin Hood and Little John public house, located on Rabley Heath Road in Codicote. The site occupies a spacious plot comprising the main building, rear garden area, car park and a rear area comprising a mix of single storey buildings, caravans, and other ancillary structures.

4.1.2 The site is designated as within the Green Belt, and the host building is Grade II listed.

4.2 **Proposal**

4.2.1 This application seeks to vary Condition 2 of the previous planning permission 25/02741/FP granted 19.01.2026.

4.2.2 Condition 2 relates to the approved plans of the development. This application form indicates that the following amendments are proposed:

1. Repositioning of building.

4.3 **Key Issues**

Principle of Development in the Green Belt:

4.3.1 The building was approved with a case for Very Special Circumstances providing sufficient justification and planning merit to grant conditional planning permission. Of note is the comments in the delegated report, touching on the approved building's "rearward location and considerable screening by the host listed building and perimeter fencing, the proposal will not be visible from the vast majority of wider viewpoints". It is considered that the amended location would not cause visual harm to the openness of the green belt near to the site. Furthermore, the nature of its use would remain consistent with the approved scheme and can therefore considered that the case for VSC would remain. The principle would remain as being supported.

Design and Appearance and Impact to Conservation Area:

4.3.2 Policy D1 of the Local Plan states that development will be granted provided the design of the development appropriately and positively responds to the site's local context together with other criteria to encourage a positive and sustainable form of development. These policies are broadly consistent with Section 12 of the National Planning Policy Framework. Policy HE1 emphasises how permission will be refused where proposals would cause substantial harm or a loss of significance to a Heritage Asset, in this case, the Conservation Area, and permission should be refused unless it can be demonstrated that the proposal is necessary to deliver considerable public benefits to outweigh this harm or loss. Policy SP13 emphasises how great weight will be given to the potential harms to the significance of heritage assets, seeking their conservation and management of their setting. This policy is broadly consistent with Section 16 of the National Planning Policy Framework. Section 72 of the Planning (Listed Building and Conservation Areas) act 1990 emphasises that development should seek to the preservation or enhancement of the Conservation Area.

4.3.3 The proposal seeks to alter the location of the approved building. The justification is to better locate storage areas, subsequently improving visual amenity by obscuring bins and barrels from the public house use. The previous application was not granted on the basis of the design of its location, but emphasised the importance of its ability to support the existing public house use and the associated listed building. It is considered that the proposed location, given its orientation, position in relation to the main building and ability to screen storage, is considered to be acceptable.

4.3.4 The proposed development is therefore considered to be in compliance with Policy D1 of the Local Plan and the core principles set out within Section 12 of the National Planning Policy Framework. The potential impacts to the surrounding Conservation Area are considered to be acceptable, and the significance of this heritage asset will not be unacceptably harmed. Policies HE1 and SP13 of the Local Plan 2011-2031 and Section 16 of the NPPF are considered to be complied with. The development is

considered to comply with Section 72 of the Planning (Listed Building and Conservation Areas) act 1990. The design and appearance are therefore acceptable.

Impact on Neighbouring Properties:

- 4.3.5 Policy D3 of the Local Plan permits development that does not result in unacceptable to harm to the amenity of neighbouring occupiers and where necessary encourages the use of mitigation measures to reduce these impacts. This is generally reflected by the provisions within the National Planning Policy Framework.
- 4.3.6 Given the isolated location in relation to the neighbouring properties, the proposed location would not occasion harm to neighbouring occupiers by reason of a loss of light, or from prospective noise generation when compared to the approved scheme. No neighbour objections were received.
- 4.3.7 Given the above, it is considered that the proposed development would result in no unacceptable detrimental impact upon neighbouring occupiers and is therefore compliant with Policy D3 of the local plan and the aims of the National Planning Policy Framework.

4.4 **Conclusion**

- 4.4.1 The proposed development is considered acceptable and is considered to comply with the necessary provisions of the Local Plan policies and the National Planning Policy Framework. Grant conditional permission.

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 grant of planning application 25/02741/FP.

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 occupation of the 4NO accommodation units hereby permitted shall be limited to a person solely or mainly employed or last employed in the business occupying the plot edged red on the location plan and shall not at any time be the occupier's primary residence.

Reason: To avoid the creation of self-contained residential dwellings in this location which would be inappropriate, in line with Policy SP5 and D1 of the Local Plan.

4. Details and/or samples of materials to be used on all external elevations and the roof of the building 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 host listed buildings, in line with Policy D1, SP9 and HE1 of the Local Plan.

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. 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  Shaun Greaves Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 1 July 2026	