

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
26/00726/FPH	Single storey extension (as amended by drawing nos. 1176-PL06a - PLO7a - PL08a and - PL09a received on 03.07.2026)	Bridleways Hill End Farm Lane Langley Hitchin Hertfordshire SG4 7PT

Submitted Plan Nos

PL01 PL02 PL03 PL04 PL05 PL06a PL07a PL08a PL09a

1.0 Policies

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National Planning Policy Framework (2024)

Section 2 – Achieving sustainable development

Section 12 – Achieving well-designed and beautiful places

Section 16 – Conserving and enhancing the historic environment

North Hertfordshire Local Plan (2011-2031)

Strategic Policies

Policy SP1 Sustainable development in North Herts

Policy SP2 Settlement Hierarchy and Spatial Distribution

Policy SP9 Sustainable design

Policy SP13 Historic environment

Development Management Policies

Policy D1 Sustainable design

Policy D2 House extensions and replacement dwellings

Policy D3 Protecting living conditions

Policy T1 Assessment of transport matters
Policy T2 Parking
Policy HE1 Designated heritage assets

2.0 **Relevant Site History**

- 2.1 25/02926/PRELB Alteration and retention of existing extension as mono-pitch, clad single storey element
- 2.2 21/03500/FPH Retention of sun room outbuilding in garden Unconditional Permission
- 2.3 21/03129/LBC Retention of conservatory on west elevation by setting this forward of the west gable end and linked to the converted barn via a recessed weatherboarded link (as a variation to the Split Decision under ref: 21/01518/LBC on 06.10.2021). REFUSED
- 2.4 21/01518/LBC Retention of porch on south elevation and conservatory on west elevation together with two pairs of glazed doors in west gable end providing access into conservatory (as amended by drawing BB.02A received on 05/10/2021). SPLIT DECISION

3.0 **Representations**

- 3.1 **NHC Conservation** – Following receipt of amended plans on 3 July I have changed my recommendation to one of **NO OBJECTION** on the basis that the proposal will not occasion harm to the building's special character and significance and will satisfy the provisions of Sections 16(2) (LBC only) and 66(1) (FPH only) of the Planning (Listed Buildings and Conservation Areas) Act 1990, the aims of Section 16 of the NPPF, the aims of Policy HE1 of North Hertfordshire Local Plan 2011-2031.

- 3.2 **Langley Parish Meeting**– No comment

- 3.3 **The Lutyens Trust -**

Bridleways is a grade II C16/C17 timber boarded barn. It is part of a group of old farm buildings altered, and added to, by Sir Edwin Lutyens. It was part of the Temple Dinsley estate.

The precise extent of Lutyens's works to the barn is uncertain, but it seems that more modern residential conversion work, some decades ago, has largely overlain it.

The modern conversion to a dwelling retains the general form of the historic barn, though the regularity of windows and reliance on rooflights gives an overly domestic character. Current conservation thinking might have promoted subtler fenestration.

The current proposal is to replace an unauthorised modern conservatory extension, at the western end, with a structure of less suburban form. This would be timber clad beneath a lean-to roof of slate.

Removal of the inappropriate modern conservatory would be welcome. The proposed replacement would not harm the character of the barn, nor involve compromise of any known Lutyens feature.

We would support the proposal.

However, we would note that the proportion of windows to narrow margins of weatherboarding is not entirely comfortable. Nor is the intrusive rooflight, which dominates the new roof. Our preference might have been simply to glaze between stout timber stud framing, possibly above boarding or a brick plinth. We would prefer glazing solely in the walls (which would also offer greater occupant amenity).

The appearance could then be that of an open implement shed later converted to residential use. No objection, but we believe Lutyens might have produced a design of greater subtlety.

3.3 Neighbours

Clifton House, Hill End Farm Lane - We have no objections to the proposed application.

4.0 Planning Considerations

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4.1 Site and Surroundings

4.1.1 Bridleways is a listed former agricultural barn located within a rural setting on Hill End Farm Lane near Langley. The building forms part of a group of historic farm buildings that reflect the agricultural origins of the site. The structure displays the simple and functional architectural characteristics typical of traditional barns, with a straightforward form and materials reflecting its historic use.

4.2 Proposal

4.2.1 Planning permission is sought for a single storey side extension.

4.2.2 The proposal seeks approval for the removal of most of an existing conservatory structure and its alteration into a modest mono-pitch lean-to addition.

4.3 Key Issues

1.1.1 The key issues for consideration are as follows:

2.0 The impact of the development upon the designated heritage asset.

3.0 The acceptability of the design of the proposed development and its resultant impact on the character and appearance of the locality.

4.0 The impact that the proposed development would have on the living conditions of neighbouring occupiers.

5.0 The impact that the proposed development would have on car parking provision in the area.

6.0 The impact that the development would have on the environment.

Impact on Designated Heritage Assets:

4.3.2 Paragraphs 135 c), 207, 210, 212, 213 and 215 are relevant in terms of Section 16 of the NPPF as is Policy HE1 of the Local Plan.

- 4.3.3 Policy HE1 of the Local Plan supports development that *“Enables the heritage asset to be used in a manner that secures its conservation and preserves its significance; b) Incorporate a palette of materials that make a positive contribution to the local character or distinctiveness, where it is appropriate and justified; and c) Will lead to less than substantial harm to the significance of the designated asset, and this harm is outweighed by the public benefits of the development, including securing the asset’s optimum viable use.”*
- 4.3.4 Following amendments made there is no heritage objection to the erection of a single storey extension subject to the recommended conditions.
- 4.3.5 I am therefore satisfied that the proposed development complies with Policy HE1 of the Local Plan and Section 16 of the NPPF. The architectural and historic interest of the building would be preserved.

Design and Appearance:

- 4.3.6 The objectives of the National Planning Policy Framework (NPPF) include those seeking to secure the creation of high quality, beautiful and sustainable buildings and places (Section 12 – Achieving well-designed places). Paragraph 131 of the NPPF states that *“Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable communities”*. In this regard, Policy D1 and D2 of the Local Plan are consistent with the objectives set out within the NPPF.
- 4.3.7 Policy D1 of the Local Plan sets out that planning permission will be granted for development proposals that respond positively to the site’s local context, create or enhance the public realm, and reduce energy consumption and waste.
- 1.1.1 Policy D2 of the Local Plan sets out that planning sets out that planning permission for house extensions will be granted where the extension is sympathetic to the existing house in height, form, proportions, roof type, window details, materials, and the orientation of the main dwelling.
- 1.1.2 Policy D2 goes on to state that *“extensions should not dominate adjoining properties... and that spacing between buildings ensures there is no harm to the character and appearance of the street scene”*.
- 1.1.3 Overall I am satisfied that the scale and design of the proposed extension is acceptable and complies with Policy D1 and D2 of the Local Plan and Section 12 of the NPPF.

Impact on Neighbouring Occupiers:

- 1.1.4 The objectives of the NPPF seek to ensure that developments secure a high standard of amenity for existing and future occupiers (Section 12 – Achieving well-designed places). This principle is reflected in the provisions set out in Policy D2 and D3 of the Local Plan.
- 1.1.5 Policy D3 of the Local Plan sets out that planning permission will be granted for developments proposals which do not cause unacceptable harm to living conditions.
- 1.1.6 The proposed extension would be a modest addition to the dwelling with its single storey nature coupled with the orientation of the plot would ensure that there would be limited

impact to existing residential amenity and therefore complies with Policy D3 of the Local Plan and Section 12 of the NPPF.

Highways and Parking:

- 4.3.13 The proposed development does not include an increase in the number of bedrooms, therefore there would be no car parking issues arising from the proposed development.

Environmental Implications:

- 4.3.14 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 North Herts Local Plan, which sets out that development proposal 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.
- 4.3.15 The proposed development, would have no significant implications for the local environment in terms of carbon emissions and I am therefore satisfied that the proposal would be generally in compliance with Policy D1 of the Local Plan and Section 14 of the NPPF.

Biodiversity Net Gain (BNG)

- 4.3.16 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.

1.2 Conclusion

- 4.4.1. The proposed development is considered acceptable and complies with Policies SP1, SP2, SP9, SP13, D1, D2, D3 and HE1 of the Local Plan 2011-2031 and 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 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.

3. Only the glazed panel with top-hung lights on the north elevation of the existing conservatory shall be reused in the construction of the extension (also north elevation).

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the grade II listed building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Policy HE1 of the Local Plan and to ensure the development is carried out in accordance with details which form the basis of this grant of listed building consent and to address previously unauthorised works.

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:

4. Planning permission has been granted for this proposal. The Council acted proactively through early engagement with the applicant at the pre-application stage 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	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth
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 Shaun Greaves Determining Officer Date: 21 July 2026	Herts SG6 3JF