

DELEGATED FILE NOTE

CASE OFFICER: ...Andrew Hunter.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/00888/FP	Change of Use of first and second Floors (currently known as 3A Station Road) from one 2 bed flat (C3) to Dental Practice (E(e) as per the current use of the Ground Floor. Replace existing ground floor shopfront (3 Station Road, Knebworth) (renewal of previously approved planning permission 21/00902/FP granted 09.06.2021)	3 And 3A Station Road Knebworth Hertfordshire SG3 6AP

Submitted Plan Nos

Location Plan 3075_002 3075_003 3075_004 3075_005 3075_006 3075_102 3075_103 3075_104_
3075_105 3075_106

1.0 Policies

D1	Sustainable design
D3	Protecting living conditions
D4	Air quality
ETC6	Local Centres
SECN11	Making effective use of land
SECN12	Achieving well-designed places
SECN7	Ensuring vitality of town centres
SECN9	Promoting sustainable transport
SP1	Sustainable development in North Herts
SP2	Settlement Hierarchy and Spatial Distrib
SP4	Town Centres,Local Centres,CommunityShop
SP6	Sustainable transport

SP9 Design and Sustainability

T2 Parking

Knebworth Neighbourhood Plan

Policies KBDS1, KBLE1, KBLE3, KBBE4, KBW1

2.0 Relevant site history

2.1 21/00902/FP - Change of Use of first and second Floors (currently known as 3A Station Road) from one 2 bed flat (C3) to Dental Practice (E(e) as per the current use of the Ground Floor. Replace existing ground floor shopfront (3 Station Road, Knebworth) – Approved 09/06/21.

2.2 93/00553/1 - Use of ground floor as Dental Surgery – Approved 06/07/1993.

3.0 Representations

3.1 **Parish Council** – No objections.

3.2 **Environmental Health** - This application is a renewal of a permission granted in 2021 for which this department made no comments. Given this, and the proposals, I have no objections to the application.

4.0 Planning Considerations

4.1 Site and Surroundings

4.1.1 The site is part of a 2 storey building with a pitched roof, used as a dentists (Use Class E) on the ground floor, and a residential flat (Use Class C3) on the first and second floors.

4.1.2 The site is in central Knebworth where the character is a mix of commercial and residential properties. The site is within allocated Knebworth Village Local Centre.

4.2 Proposal

4.2.1 The change of use of the first and second floors of the building from the existing dwelling to a dentists which would expand the existing ground floor use. The shopfront and front step would also be altered.

4.3 Key Issues

- 4.3.1 The key material considerations are whether the development is acceptable in principle, design, impacts on residential amenity, and parking.

Principle

- 4.3.2 The external works and alterations are acceptable in principle as the site is in the settlement boundary of Knebworth, a village under Local Plan Policy SP2 where such development is not excluded under this Policy.
- 4.3.3 There are no local or national policies restricting the loss of residential units in the District, therefore there are no objections to this aspect of the proposal.
- 4.3.4 Local Plan Policy ETC6 concerns Local Centres, which includes Knebworth and the application site in a detailed map of that Centre in Appendix 3 of the Local Plan. The proposal will not conflict with ETC6 as the proposal relates to a use above ground floor level, and the existing Class E use will remain.
- 4.3.5 The proposal complies with Neighbourhood Plan Policy KBLE3 as the existing service use would be retained, and the active retail frontage would also be retained. The proposal is acceptable in principle, and complies with Policies SP2 and ETC6 of the Local Plan, and with the Knebworth Neighbourhood Plan.

Design and heritage

- 4.3.6 The site is within central Knebworth where there is a mixed commercial and residential character on Station Road around the site, therefore the proposed expanded dentists will remain in keeping with this character.
- 4.3.7 The proposed alterations to the shopfront and front step are small and minimal, would not be significantly different in appearance to the existing, and are considered in keeping with the character and appearance of the site and locality. The design is acceptable. The proposal complies with Policy D1 of the Local Plan, and Section 12 of the NPPF.

Neighbour amenity

- 4.3.8 The alterations to the shopfront and front step would be small in scale and would not result in more impacts on neighbouring properties than the existing shop front and step.
- 4.3.9 The neighbouring first and second floors of the building the site is within appear to be residential. The proposed dentists use is not considered harmful to residential amenity as it would be relatively quiet and operates from 8:30 to 17:30 Mondays to Fridays only. There were also no objections to this when previous similar planning permission 21/00902/FP was approved. Impacts on amenity are acceptable, and complies with Policy D3 of the Local Plan.

Parking

- 4.3.10 The site does not have any parking provision, and none is proposed. The proposal would be considered to increase parking demands for customers and staff due to the expansion of the existing dentists use, however this would be compensated by the loss

of existing parking demands from the existing flat that would be lost. The site is in any case in central Knebworth which is close to public parking areas and public transport, therefore there are no objections on parking grounds. The proposal complies with Policy T2 of the Local Plan, and Section 9 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**.

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.

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. 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 May 2025	