

DELEGATED FILE NOTE

CASE OFFICER: ...Tom Rea.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/02387/FPH	Single storey outbuilding	Oakley Barn Barley Beans Road Peters Green Luton Hertfordshire LU2 8PG

Submitted Plan Nos

Location plan 1695/01

CGB4	Exist buildings in the RA Beyond GB
D1	Sustainable design
D2	House exts, replcmnt dwellings outbuild
D3	Protecting living conditions
HE1	Designated heritage assets

2.0 **Site History**

2.1 None relevant

24/02507/PREH: Positive advice provided for single storey outbuilding.

3.0 **Representations**

3.1 Kimpton Parish Council : Advise 'No comments to make'

3.2 Site Notice / Adjoining occupiers:

3.3 NHDC Conservation officer: No objections raised.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The application site is set in open countryside approximately one mile north of Peters Green. It is part of a small complex of buildings formerly associated with Rudwick Hall Farm. The group now comprises the Grade II listed building, Rudwick Hall Farmhouse, located to the west of the application site; two barns now in residential use, the

application site, Oakley Barn and the adjacent converted barn, Rudwick Hall Barn and a third barn lying to the west, which is used for garaging and ancillary domestic storage.

Oakley Barn is a curtilage listed structure formerly part of the land holding associated with Rudwick Hall Farm, a Grade II listed building.

The site is located within the Green Belt.

4.2 Proposal

4.2.1 Single storey outbuilding and associated decking.

The outbuilding is intended to provide additional space to support the needs of a child in the applicant's family who is blind and receives specialised therapy from several medical practitioners. The use will be ancillary to the main residential use of the application site.

4.3 Key Issues

4.3.2 Impact on Green Belt

4.3.3 Paragraph 154 c) of the NPPF allows for the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building. When assessed against the overall footprint and scale of Rudwick Hall Barn I consider that a reasonable case can be made that the proposals does not conflict with section c) of paragraph 154. This is because of the following:

- 1) The existing floorspace of Oakley Barn is around 150 sqm whereas the proposed outbuilding is approximately 39 sqm. The roughly 35% increase in floorspace is not considered to be a disproportionate addition in relative terms.
- 2) It is evident that the flat rear gardens to the two barns were formerly enclosed or semi-enclosed yards for the former farm barns. As such there would have been more floorspace originally on the site.

It is therefore considered that the proposal is not inappropriate development

In spatial and visual terms the proposed development would have limited impact given its siting within a group of former agricultural buildings and given the single storey height of the proposed outbuilding.

4.3.4 Impact on Historic Assets

4.3.5 The main impact will be on the adjacent listed buildings.

4.3.6 The Conservation officer has assessed the scheme as having a low level of impact on the heritage assets. The officer commented as follows:

4.3.7 *'The proposed new structure will follow a historic pattern of development that is not uncommon with such sites and being set back from the rear elevation of Oakley Barn will retain views to that elevation. In terms of materials, they are considered to be appropriate and will complement the existing buildings. There is no impact on the nearby Grade II listed Rudwick Hall Farmhouse due to previous development which involved barn conversions and the clearly delineated boundary between Oakley Barn and the west facing elevation of the Rudwick Hall Farmhouse*

4.2.8 I concur with the comments of the Conservation officer who has concluded that the development will not have a harmful impact on the setting of the detailed heritage assets.

4.2.9 Design and appearance

4.2.10 The single storey scale of the building and its gables roof form and shallow roof pitch will be sympathetic to the scale and context of this former farm yard complex.

4.2.11 In terms of materials, they are considered to be appropriate and will complement the existing buildings.

4.2.12 Highway impact

4.2.13 No additional highway impact is envisaged.

4.2.14 BNG and Climate change

4.2.15 The householder application is exempt from the requirements for 10% Bio diversity Gain.

By reason of its small scale there would be limited impact on local climate change

4.2.16 Impact on neighbours

4.3.17 No objections have been received from neighbouring occupiers. The single storey scale of the development and its ancillary residential use is unlikely to result in any significant harm to adjacent residents. The development will therefore comply with Policy D3 of the Local Plan.

4.4 **Conclusion**

4.4.1 Acceptable in planning and heritage terms.

4.5 **Alternative Options**

4.5.1 None applicable

4.6 **Pre-Commencement Conditions**

4.6.1 I can confirm that the applicant is in agreement with the pre-commencement conditions that are proposed.

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. 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  Anne McDonald	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 22 December 2025	