

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/01979/FPH	Erection of outbuildings to include large barn housing 5 stables and hay storage, tack room and storage building and gymnasium, bar, and golf simulator following demolition of existing interlinked stables, haybarn and storage buildings.	Medlow Farm Colemans Road Breachwood Green Hitchin Hertfordshire SG4 8PA

Submitted Plan Nos

LocationPlan C2825 - T Existing Site Survey 25541-A-0000 C2825 - E5 A C2825 - E6 A C2825 - E7 A C2825 - E8 A. C2825 - E9 A C2825 - E1 A. C2825 - E10 A. C2825 - E11 A C2825 - E12 A C2825 - E2 A C2825 - E34 A. 25541-A-0001 P3 25541-A-0002 P2 25541-A-0003 P2 25541-A-0004 P2.

1.0 Policies

D1	Sustainable design
D2	House exts, replcmnt dwellings outbuild
D3	Protecting living conditions
HE1	Designated heritage assets
SECN13	Protecting Green Belt Land
SECN16	Conserve + enhance historic environment
SP13	Historic environment

2.0 Site History

- 2.1 95/01138/1: Conversion of hay barn and alterations. Granted 14.12.1995
14/00582/1HH: Two storey side extension following Split decision 28.04.2014
15/01372/1HH: Two and single storey rear extension. Granted 21.7.2015

3.0 Representations

- 3.1 Kings Walden Parish Council: No responses.
- 3.2 Site Notice / Neighbouring properties: No representations received

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

- 4.1 Medlow Farm comprises a detached dwelling and a group of interlinked out buildings comprising of timber frame, brickwork and corrugated steel construction. The outbuildings include stables, a large haybarn, and ancillary storage spaces, arranged around a central courtyard. The site is located off Colemans Road just 90 metres to the west of the Category A village of Breachwood Green. The site is within the Green Belt. The nearest listed buildings are South Barn and Brownings Cottage located 90 metres or so to the north and Colemans Farmhouse approx. 50 metres to the south east.. There is no Conservation Area in the village or nearby.

4.2 **Proposal**

- 4.2.1 Erection of outbuildings to include large barn housing 5 stables and hay storage, tack room and storage building and gymnasium, bar, and golf simulator following demolition of existing interlinked stables, haybarn and storage buildings.

4.3 **Key Issues**

- 4.3.1 The key issues are Green Belt, design, impact on neighbours and parking.

4.3.2 Green Belt

The NPPF states that new buildings would be inappropriate in the Green Belt with the following exception:

d) the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces;

The proposal is to replace the existing stables and provide additional living accommodation – the use will not change as all of the buildings are currently within the residential curtilage of Medlow Farm. The redevelopment of the site will be largely on the existing footprint with a similar courtyard feature re-provided. There will be a slight increase in floorspace (approximately 20%) All the buildings will be single storey but there will be a slight increase in height with a new pitched roof over the former hay barn which will form the new stables and hay storage building.

I consider that the proposed development will meet the criteria of paragraph 154 d) given the use will remain the same, there will be a limited increase in footprint and height thus the development will not be materially larger than the one it replaces.

It is therefore considered that the development will not be inappropriate development in the Green Belt.

Other harm to the Green Belt

In terms of the visual and spatial impact it should be noted that the redevelopment will be largely on the footprint of the existing group of buildings therefore there will be limited spatial impact and with improved design and materials over the existing dilapidated and poor quality materials there will be an enhancement to the visual amenities of the area.

Overall, in view of the above analysis, I considered that the development will be acceptable in planning policy terms. The development would comply with Policy SP5 of the Local Plan

4.3.5 Design and layout

The proposed out buildings are single-storey and the majority are of similar height and volume to those being demolished, excluding the barn (housing the stables and hay storage) ensuring that the rural character of the site is maintained. The barns roof height is higher than the existing barn, as the new roof is pitched to match the other proposed buildings, replacing a flat roof on the existing barn.

The design incorporates high-quality, durable, and locally appropriate materials as specified in the supporting DAS which include:

- Cotswold facing brickwork to the section of building that faces the highway in keeping with the existing building on a similar footprint.
- A mixture of black vertical timber cladding and black vertical corrugated cladding to the remaining buildings with reference to the existing buildings and rural character.
- Slate finish to the new pitched roofs in keeping with the main house.
- A sedum flat roof over the tack and storage building adjacent to the main house.
- Composite windows and glazed doors to the leisure areas with painted timber doors to the storage and stable buildings – all to match the cladding.

I consider the design is more in keeping with the main house. Generally the extensions are considered to be sympathetic to the main dwelling in terms of materials, scale, proportions and window design consistent with the criteria set out in Policy SP9 of the local plan.

4.3.6 Impact on heritage assets

There are three nearby listed buildings – two to the north and one to the south. These buildings are relatively distant from the site (between 50 and 90 metres). Their significance is largely derived from their individual historic character and fabric rather than their setting which is contained within a rural environment which would not change. It is likely, given the improved design and appropriate rural materials, that the setting of these nearby buildings would if anything be enhanced.

It is therefore considered that there would be no harm to the designated heritage assets and that the proposed development would comply with Policies SP13 and HE1 of the North Herts Local Plan.

4.3.7 Impact on neighbours

The property is relatively isolated from its neighbours. The nearest property to the south east is over 50m distant and will not be affected to any significant degree. Those properties to the north are over 90 metres distant and will not be affected. As such the development would comply with Policy D3 of the Local plan

4.3.8 Parking

The property has off-street parking for several cars therefore adequate parking is available to meet the needs of the extended dwelling.

4.3.9 Climate Change & BNG

4.3.10 This householder application is exempt from the BNG Regulations.

4.3.11 Given the relatively small scale of the proposed development together with its acceptable design the development is unlikely to have any significant impact on local climate change.

4.4 Conclusion

4.4.1 The proposal is acceptable in planning terms.

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 equestrian and leisure facilities hereby approved shall be used as ancillary accommodation to the main house at Medlow Farm and shall not be used for any commercial purposes.

Reason: In order to ensure that the development complies with Green Belt policy and in the interests of the amenities of the surrounding area.

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: 22 December 2025	