

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
26/01466/FPH	Installation of underground oil tank. (Development already carried out).	Hexton Manor Hexton Hitchin Hertfordshire SG5 3JH

Submitted Plan Nos

2023-32-04 - Location and Site plans 2023-32-05 - Oil Tank Location Plan

1.0 Policies

1.0 National Planning Policy Framework (NPPF)

- 4. Achieving sustainable development (S1 - 6)
- 13. Protecting Green Belt land (GB1 - 8)
- 14. Achieving well-designed places (DP1 - 4)
- 20. Conserving and enhancing the historic environment (HE1 - 10)

2.0 North Hertfordshire Local Plan 2011 – 2031

- Policy SP5 - Countryside and Green Belt Policy
- SP9 - Design and Sustainability
- Policy HE1 - Designated heritage assets Policy
- HE4 - Archaeology Policy
- NE3 - Chilterns Area of Outstanding Natural Beauty (AONB)

Supplementary Planning Guidance

Sustainability 2025

2.0 Site History

2.1 Extensive history – of note:

24/00254/FPH – Demolition of existing front conservatory and rear colonnade. Alterations to fenestration and external render – Planning permission granted.

24/00255/LBC - Internal and external alterations following demolition of front conservatory and rear colonnade. Alterations to fenestration – Listed building consent granted.

24/01466/FPH and 24/01467/LBC - Erection of garage outbuilding, following demolition of existing service outbuilding (revised plans submitted 14/10/2024) – Planning permission and Listed building consent granted.

25/03103/FPH and 25/03104/LBC - Conversion of gardeners store to security guard office including external alterations - Planning permission and Listed building consent granted.

3.0 Representations

3.1 Natural, Historic & Built Environment Advisory Team – *We do not necessarily agree with the assertion of the Planning Statement that no heritage assets were likely to have suffered any impact. Heritage Assets can include those with archaeological interest, and this should have been assessed.*

Nevertheless, in this instance we have assessed the proposal , and given its size we have no comments to make.

3.2 Hexton Parish Council – No objections to the original or amended scheme.

3.3 Environmental Health - Further to the subsequent submission of the amended land contamination report (dated 28th August 2026) I have no objections to this application.

3.3 Neighbours - No comments received

4.0 Planning Considerations

4.1 Site and Surroundings

4.1.1 The site comprises a large detached main dwelling building of Hexton Manor, which is grade II listed, with various substantial outbuildings, separate cottages, lake, extensive gardens, walled garden and internal access roads, as part of the overall Hexton Manor Estate. The building is within the Green Belt, is within the Hexton Conservation Area and, within the Chilterns Area of Outstanding Natural Beauty and the grounds of Hexton Manor are designated as a historic park and garden.

4.2 Proposal

4.2.1 Planning permission is sought for the installation of an underground oil tank, which has recently been installed. The tank is for domestic heating oil for serving the large dwellinghouse of Hexton Manor. The 50,000 litre tank is located several metres to the side of the recently constructed garage, which in turn is to the side of the Manor. It is submerged underground and the only visible above ground part is a service hatch, which is at flush ground level. The ground has been fully made good and grass seeded, which is now established and fully grassed over.

4.3 Key Issues

4.3.1 The key issues for consideration are as follows:

4.3.2 Principle:

There are no objections to raise to the location of the oil tank which is completely underground and has no above ground impacts. Therefore, there is no harm to Green Belt openness and the development has no conflict with any of the five purposes of Green Belts

4.3.3 Design:

Given the tank is entirely underground with only a service hatch visible at ground level, there is no impact upon the character of the area. The scheme is therefore considered to be in accordance with the Policies SP9 and D1 of the Local Plan

4.3.3 Heritage considerations:

Given the entirely underground nature of the development the oil tank has no negative impact upon heritage assets of the site and locality. There would therefore be no harmful impact upon heritage assets and the scheme does not conflict with any provisions of the Local Plan, or Section 16 of the NPPF.

The site is within an Archaeological Area and the Natural, Historic & Built Environment Advisory Team were consulted and the Historic Environment Advisor and had no comment to make

4.4 Conclusion

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

4.5 Alternative Options

None applicable

5.0 Recommendation

- 5.1 That planning permission be GRANTED subject to the following conditions:

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  Shaun Greaves Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 17 September 2026	

