

DELEGATED FILE NOTE

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

**APPLICATION
REFERENCE**

**BRIEF DESCRIPTION OF
DEVELOPMENT**

APPLICATION SITE

25/03154/FPH

Conversion of existing outbuilding /
stable to ancillary annexe including
front extension and alterations to
fenestration

Millstream Barn

Purwell Lane

Hitchin

Hertfordshire

SG4 0NF

Submitted Plan Nos

RSD-24-22_PO1 RSD-24-22_PO2

1.0 Policies

D1 Sustainable design

D2 House exts, replcmnt dwellings outbuild

D3 Protecting living conditions

SECN13 Protecting Green Belt Land

SP5 Countryside and Green Belt

SECN12 Achieving well-designed places

SECN14 Meeting climate change,coastal,flooding

2.0 **Site History**

2.1 25/01819/FP Change of use of paddock to residential garden land
CONDITIONAL PERMISSION

3.0 **Representations**

3.1 Site Notice : No representations received.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

End of terrace barn located north of Purwell Mill and south of Purwell Lane. The stable is located on former paddock/agricultural land which was subject to a planning application to change the use to a residential garden. This garden serves as an extension of the existing garden associated the host property.

4.2 **Proposal**

4.2.1 Use of outbuilding as ancillary annexe including alterations to fenestration and infill of the porch structure on the front elevation.

4.3 **Key Issues**

4.3 Principle

- 4.3.1 The site is within the Green Belt where development would be inappropriate development unless it meets one of the exemptions as set out in paragraph 154 of the NPPF. Part h) allows for the re-use of buildings provided that the buildings are of permanent and substantial construction – see extract below.

h) Other forms of development provided they preserve its openness and do not conflict with the purposes of including land within it. These are:

- i. mineral extraction;
- ii. engineering operations;
- iii. local transport infrastructure which can demonstrate a requirement for a Green Belt location;
- iv. the re-use of buildings provided that the buildings are of permanent and substantial construction;
- v. material changes in the use of land (such as changes of use for outdoor sport or recreation, or for cemeteries and burial grounds); and
- vi. development, including buildings, brought forward under a Community Right to Build Order or Neighbourhood Development Order.

- 4.3.2 The existing building is considered to be of permanent and substantial construction and therefore the re-use complies with paragraph 154 and the use would not be inappropriate.

- 4.3.3 There would be very limited visual impact arising from the proposals and no spatial impact as the building exists. There would therefore be no 'other harm' to the Green Belt.

Use as an Annex

- 4.3.4 Policy HS6: Relatives' and dependents' accommodation states that planning permission for relatives' and dependents' accommodation formed by the adaptation or extension of the main dwelling will be permitted provided that the following criteria is met. The agent has provided a response to each part of the policy as below:

a) a genuine need for the accommodation is demonstrated;

The proposed annex is indeed for the use of a direct family member whom will utilise the annex whilst the younger generation will reside in the main house.

b) the annex is subordinate to the main dwelling and designed in such a way that it can be easily (re-)incorporated into the main house if use as an annex ceases;

The proposed annex will make use of an existing structure / built form which is subordinate to the main dwelling and could at any stage be converted back to a stable / shed.

c) any development would not exceed the size of extensions that would otherwise normally be acceptable; and

Given the above comment, the stable currently exists and even with a very modest increase in floor area, the proposal would remain as a structure that could be permitted under normal circumstance and would not in any case detract from the main dwelling or harm the character or setting of the property as a whole.

d) the occupation of the accommodation is restricted by condition.

We would expect there to be a condition of use to family members occupation.

Design and appearance

- 4.3.5 There would be an increase in the the floorspace with the infilling of the open side porch area. This would be acceptable in this domestic setting.
- 4.3.6 Other changes include some fenestration changes. These changes are not significant in visual terms. The proposals comply with Policy D2 of the Local Plan.

Impact on neighbouring property

- 4.3.7 The outbuilding is separated to the nearest property located next to the access drive and sits on the opposite side of the garden to neighbouring properties. In these circumstances there would be no impact on adjacent property thus complying with Policy D3 of the Local Plan.

Parking

- 4.3.8 There would be no parking implications arising from this ancillary building and its use as bedroom accommodation as the front drive can accommodate several cars.

BNG and climate change

- 4.3.9 This proposal is exempt from BNG and the small scale of the development would have no significant implications for local climate change.

Flood Zone

- 4.3.10 The site lies within Flood Zone 2; however, the proposal represents a change of use of an existing structure without expansion of built form, and it is considered that the development would not increase flood risk elsewhere. Overall, the proposal is considered to accord national planning policy relating to residential amenity, flood risk, and sustainable development.

4.4 Conclusion

- 4.4.1 The proposal is acceptable in planning terms.

4.5 Alternative Options

- 4.5.1 None applicable

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 residential annexe hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the dwellinghouse known as 'Millstream Barn, Purwell Lane, Hitchin

Reason: To avoid the creation of a new dwelling contrary to the planning policies applicable to the area and to avoid the occupation of two separate dwellings by persons unconnected with each other as this would result in an unsatisfactory relationship and inadequate standard of amenity for both properties and to comply with Policy HS6 of the North Hertfordshire Local Plan 2011 to 2031

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: 12 February 2026	