

DELEGATED FILE NOTE

CASE OFFICER: ...Henry Thomas.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/02666/FPH	Single storey rear extension and insertion of ground floor side window following part demolition of front extension and garage (amended plans received 11.02.2026).	43 The Leas Baldock Hertfordshire SG7 6HZ

Submitted Plan Nos

TL.01 43TL:02 43TL:03 43TL.04E 43TL.05 Rev D

1.0 Policies

D1 Sustainable design

D2	House exts, replcmnt dwellings outbuild
D3	Protecting living conditions
SP1	Sustainable development in North Herts
SP9	Design and Sustainability
T2	Parking
SECN12	Achieving well-designed places
NP2	Baldock, Bygrave and Clothall NP

2.0 **Site History**

2.1 None.

3.0 **Representations**

3.1 **Baldock, Bygrave and Clothall Neighbourhood Planning Group** – None received.

3.2 **Neighbour Representations** – None received.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The site is a semi-detached two storey dwelling on the east side of The Leas within a residential part of Baldock.

4.2 **Proposal**

4.2.1 Planning Permission is sought for a single storey rear extension and insertion of ground floor side window following part demolition of front extension and garage (amended plans received 11.02.2026).

4.2.2 The proposed extensions would be approximately 3.5m deep, 6.75m wide with a lean-to roof, 2.7m to eaves and 3.4m to peak.

4.2.3 The proposed materials seek to match the existing.

4.3 **Key Issues**

4.3.1 **Principle:** Within settlement boundary, modest alteration to an existing dwelling. Complies with Policy SP2 of the Local Plan

4.3.2 **Design and Impact on Street Scene:** The extension would be sited to the rear and would not affect the appearance of the dwelling as seen from the street scene. The extension would be sympathetic in scale and design to the host dwelling and would not be disproportionate. Complies generally with Policy D1 of the Local Plan and policies G3 and G4 of Baldock Neighbourhood Plan.

4.3.3 **Heritage considerations:** None.

4.3.4 **Impact on neighbours:** The proposal would have a modest depth which would not appear bulky or overbearing. The rooflights would not provide any overlooking of neighbouring amenity. The side window would be at ground level and would not result in any loss of privacy. Complies with Policy D3 of the Local Plan.

4.3.5 **Parking:** Front driveway would be retained. Complies with T2 of the Local Plan.

4.3.6 **BNG:** Exempt from BNG requirements.

4.3.7 **Climate change:** Due to the small scale of the proposals and the sustainable location there would be minimal impact on local climate change.

4.4 **Conclusion**

4.4.1 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 extension(s) hereby permitted shall be built in external materials to match the existing dwellinghouse unless otherwise agreed in writing by the LPA.

Reason: To protect the visual amenities of the locality and to comply with Policies D1 and D2 of the North Hertfordshire Local Plan 2011 to 2031.

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: 18 February 2026	