

DELEGATED FILE NOTE

CASE OFFICER: ...Vicki Wood.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
24/02450/FPH	Installation of a domestic 12kw air source heat pump.	The Bungalow Royston Road Slip End Baldock Hertfordshire SG7 6SF

Submitted Plan Nos

Location Plan AIRA 2408 1001 AIRA 2408 1002 Rev A AIRA 2408 1003 Rev A

1.0 Policies

1.1. **National Planning Policy Framework (2023)**

Section 2 – Achieving sustainable development

Section 12 – Achieving well-designed and beautiful places

Section 14 – Meeting the challenge of climate change, flooding and coastal change

1.2. **North Hertfordshire Local Plan (2011-2031)**

Strategic Policies

Policy SP1 - Sustainable development in North Herts

Policy SP2 – Settlement Hierarchy and Spatial Distribution

Policy SP5 – Countryside and Rural Area Beyond the Green Belt

Policy SP9 – Design and sustainability

Development Management Policies

Policy CGB1 – Rural area beyond the Green Belt

Policy CGB4 – Existing buildings in the Rural Area Beyond the Green Belt

Policy D1 – Sustainable Design

Policy D3 – Protecting Living Conditions

Policy D4 – Air quality

2.0 **Relevant Site History**

- 2.1. 13/00452/1 – Change of use of land from industrial to residential in association with the erection of a 4 bedroom dwelling with detachable double garage and 2 associated parking spaces, use of existing vehicular access into Baldock Road and landscaping. Conditional Permission including removal of PD rights under the Town and Country Planning (General Permitted Development) (England) Order 1995 (as amended) for Classes A-E incl of Part 1, Schedule 2.

3.0 **Representations**

- 3.1 **Site and Neighbour Notifications** – None received.

- 3.2 **Kelshall Parish Council** – None received.

- 3.3 **NHC Environmental Health** – No objection.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

- 4.1.1 The Bungalow is located in Slip End which contains a small number of dwellings located on the east side of the A505 and south of the junction to Sandon.

4.2 **Proposal**

- 4.2.1 Installation of a domestic 12kw air source heat pump.
- 4.2.2 The application is supported by a Noise Assessment.

4.3 **Key Issues**

- 4.3.1 The key issues for consideration are as follows:
- Whether the proposed development would be inappropriate development in the Rural Area beyond the Green Belt for the purposes of the National Planning Policy and Local Development Plan.
 - The acceptability of the design of the proposed development and its resultant impact on the character and appearance of the locality.
 - The impact that the proposed development would have on the living conditions of neighbouring occupiers.
 - The impact that the development would have on the environment.

Impact on the Rural Area beyond the Green Belt

- 4.3.2 The objectives of the NPPF also include Section 15 (Conserving and enhancing the natural environment). In this regard, Policies CBG1 and CGB4 of the NHLP are consistent with the NPPF.
- 4.3.3 The site is in the open countryside outside of any settlement boundary and is designated as Rural Area beyond the Green Belt within the Local Plan, where there is a general presumption against development unless certain criterion can be met. Policy SP2 of the Local Plan states that development outside of Category A, B and C villages will be permitted where they are supported by an adopted Neighbourhood Plan. Despite there being no Neighbourhood Plan for Slip End, the development is of a minor scale to an existing rural building and can therefore be supported.

Design and Appearance

- 4.3.4 The objectives of the National Planning Policy Framework (NPPF) include those seeking to secure the creation of high quality, beautiful and sustainable buildings and places (Section 12 – Achieving well-designed and beautiful places). Paragraph 131 of the NPPF states that “*Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable communities*”. In this regard, Policy D2 of the NHLP is consistent with the objectives set out within the NPPF.
- 4.3.5 The proposed ASHP would be a stand-alone structure sited to the northeast of the dwelling and alongside an existing 1.8m high brick boundary wall. The overall size of the

ASHP including the stand from ground level would be 1.7m by 1.1m in width and depth of 0.4m. Given the height of the existing boundary the siting of the ASHP would have limited visual impact and is acceptable.

- 4.3.6 No objections have been received from Environmental Health in terms of noise impact arising from the proposed ASHP.

Impact on Neighbouring Occupiers:

- 4.3.7 The objectives of the NPPF seek to ensure that developments secure a high standard of amenity for existing and future occupiers (Section 12 – Achieving well-designed and beautiful places). This principle is reflected in the provisions set out in Policy D3 of the Local Plan.
- 4.3.8 Policy D3 sets out that planning permission will be granted for developments proposals which do not cause unacceptable harm to living conditions.
- 4.3.9 The proposed works are of a minor scale and would not, in my view, impact on existing neighbouring amenity and is acceptable.

Environmental Implications:

- 4.3.10 Section 14 of the NPPF sets out how the planning system should support the transition to a low carbon future. The principles set out in Section 14 are reflected in Policy D1, which sets out that development proposal should take all reasonable opportunities to reduce energy consumption and waste, retain existing vegetation and propose new appropriate planting, and future proof for changes in technology and lifestyle.
- 4.3.11 The proposed development, by virtue of its limited scale in general terms together with the sustainable location would have no significant implications for the local environment in terms of carbon emissions and therefore would be generally in compliance with Section 14 of the NPPF and Policy D1.

Biodiversity Net Gain (BNG)

- 4.3.12 This is a householder application which is exempt from BNG legislation defined under article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015.

4.4 Conclusion

- 4.4.1 The proposed development is considered acceptable and in accordance Policies SP1, SP2, SP5, SP9, CGB1, CGB4, D1, D3 and D4 of the NHLP 2011-2031 and Sections 2, 12 and 14 of the NPPF 2023.

4.4. Alternative Options

- 4.5.1. N/A

4.6. Pre-Commencement Conditions

4.6.1. N/A

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. 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 Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 10 December 2024	