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| <b>DELEGATED FILE NOTE</b> |
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**CASE OFFICER:** ...William Thompson.....

| <b>APPLICATION<br/>REFERENCE</b> | <b>BRIEF DESCRIPTION OF<br/>DEVELOPMENT</b>                                                                                                        | <b>APPLICATION SITE</b>                                                           |
|----------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|
| 26/01144/FPH                     | Two storey side extension and alterations to fenestration arrangement including replacement rear dormer window. Installation of external cladding. | Garden Cottage<br>Lower Green<br>Ickleford<br>Hitchin<br>Hertfordshire<br>SG5 3TU |

**Submitted Plan Nos**

GC-drawing RL\_4884\_36 GC-drawing RL\_4884\_32 GC-drawing RL\_4884\_34 revision B

**1.0 Policies**

|        |                                         |
|--------|-----------------------------------------|
| D1     | Sustainable design                      |
| D2     | House exts, replcmnt dwellings outbuild |
| D3     | Protecting living conditions            |
| T2     | Parking                                 |
| HE1    | Designated heritage assets              |
| SECN12 | Achieving well-designed places          |
| SECN14 | Meeting climate change,coastal,flooding |
| SECN16 | Conserve + enhance historic environment |

## 2.0 **Relevant Site History**

- 2.1 82/01617/1 - Erection of single storey extension and detached double garage  
**Conditional Permission**
- 2.2 84/01544/1 - Formation of first floor in garage to provide additional living accommodation and installation of front dormer window to dwelling  
**Conditional Permission**
- 2.3 20/01680/FP - Change of Use of existing detached annexe to separate single 1-bed dwelling.  
**Conditional Permission**
- 2.4 22/00838/S73 - Variation of condition 2 of planning permission 20/01680/FP granted 10.09.2020 - amendments to site layout as shown on plan RL/4664-03 Rev C.  
**Conditional Permission**

### 3.0 **Representations**

3.1 **Neighbour Consultation** – No objections

3.2 **Ickleford Parish Council** – None received

3.3 **Conservation Officer** – No objection

### 4.0 **Planning Considerations**

#### 4.1 **Site and Surroundings**

4.1.1 The application site accommodates a detached chalet bungalow style dwelling situated on Lower Green, Ickleford. The dwelling is adjacent to The Thatched Cottage, a grade II listed building. The site benefits from a driveway.

#### 4.2 **Proposal**

4.2.1 Two storey side extension and alterations to fenestration arrangement including replacement rear dormer window. Installation of external cladding.

#### 4.3 **Key Issues**

4.3.1 The key issues for consideration are as follows:

- The acceptability of the design of the proposed development and its impact on the character and appearance of the area.
- The impact of the proposed development on the living conditions of neighbouring properties.
- Access and parking matters.
- The impact of the proposed development on the environment and Designated Heritage Assets.

#### Design and Appearance and Heritage Impact:

4.3.2 Policy D1 of the Local Plan requires that development proposals respond positively to the site's local context. Policy D2 of the Local Plan requires extensions to houses and outbuildings to incorporate a design that is sympathetic to the main dwelling in terms of its scale, form and orientation and does not harm the character and appearance of the locality around the site. These policies are broadly consistent with Section 12 of the National Planning Policy Framework.

4.3.3 The proposal would see the exterior wall material changed from painted render to horizontal featheredge timber weatherboarding. The resulting 'barn-like' aesthetic is considered acceptable.

- 4.3.4 The proposed side extension would increase the dwellings width by 3.8m and maintain the existing width, roof form and height. The proposal includes a replacement modest dormer window and 2no. rooflights to the rear roofslope. Alterations to fenestration include the replacement of the current fenestration and garage doors with 6no. ground floor windows, 1no. first-floor window and 3no. external doors. The proposed external materials are horizontal featheredge timber weatherboarding for the walls, clay plain roof tiles, double glazed casement type external joinery, heritage slim profile double glazed doors, conservation rooflights, and black powder coated aluminium rainwater goods.
- 4.3.5 The Conservation Officer has raised no objection to the proposal and has provided suggested conditions.
- 4.3.6 In my view, the proposal is considered to be acceptable in design terms and would, therefore, not cause harm to the character and appearance of the dwelling, streetscene or Designated Heritage Asset. The proposal is considered to comply with Policies D1, D2 and HE1 of the NHLP and Section 12 of the NPPF.

Impact on Neighbouring Properties:

- 4.3.7 A core planning principle set out in the NPPF is to always seek to secure a good standard of amenity for all existing and future occupants of land and buildings. This principle is reflected in the provisions of Policy D3 of the NHLP.
- 4.3.8 Regarding neighbour amenity, the development is limited in scale and would still fit comfortably within the plot, set away from neighbouring dwellings. It is considered that the proposed development would not result in an unacceptable level of harm to amenity, as to be objectionable, in terms of overdominance, shading or loss of privacy.
- 4.3.9 This development is therefore considered to be in accordance with Policy D3 of the NHLP and Section 12 of the NPPF.

Highways and Parking:

- 4.3.10 The development includes an increase in the number of bedrooms from 1no. to 2no. The application site would maintain sufficient space for 2no. parking spaces. Therefore, regarding Policy T2 of the NHLP, no parking issues would arise from the development.

Environmental Implications

- 4.3.11 The proposed development is not large enough in scale to cause significant implications for the local environment in terms of carbon emissions and therefore would be generally in compliance with Section 14 of the NPPF.

Biodiversity Net Gain:

- 4.3.12 This is a form of development which is exempt from BNG Legislation, defined under article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015 due it falling under the scope of the 'de minimis' exemption.

#### 4.4 **Conclusion**

- 4.4.1 In the absence of material planning reasons to the contrary it is my view that planning permission is **GRANTED**.

#### 4.5 **Alternative Options**

- 4.5.1 N/A

#### 4.6 **Pre-Commencement Conditions**

- 4.6.1 *1. If the existing roof is stripped then tiles capable of being salvaged shall be set aside for reuse on the building. To complete the roofing scheme, details or sample of the clay tiles to make up the shortfall shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of roofing works. Thereafter the roof shall be completed using salvaged tiles and approved new tiles unless otherwise agreed and approved in writing by the Local Planning Authority.*

*Reason: To ensure that special regard is paid to the character of the area and to the setting of The Thatched Cottage under Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Policy HE1 of the North Hertfordshire Local Plan.*

*2. Section joinery details of all new windows and the dining area glazing/door including a 1:1 scale drawing of the glazing bar profile and glazing system shall be submitted to and approved in writing by the Local Planning Authority prior to manufacture. Thereafter the windows and doors shall be installed in accordance with the approved details.*

*Reason: To ensure that special regard is paid to the character of the area and to the setting of The Thatched Cottage under Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Policy HE1 of the North Hertfordshire Local Plan.*

#### 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. If the existing roof is stripped then tiles capable of being salvaged shall be set aside for reuse on the building. To complete the roofing scheme, details or sample of the clay tiles to make up the shortfall shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of roofing works. Thereafter the roof shall be completed using salvaged tiles and approved new tiles unless otherwise agreed and approved in writing by the Local Planning Authority.

Reason: To ensure that special regard is paid to the character of the area and to the setting of The Thatched Cottage under Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Policy HE1 of the North Hertfordshire Local Plan.

4. Section joinery details of all new windows and the dining area glazing/door including a 1:1 scale drawing of the glazing bar profile and glazing system shall be submitted to and approved in writing by the Local Planning Authority prior to manufacture. Thereafter the windows and doors shall be installed in accordance with the approved details.

Reason: To ensure that special regard is paid to the character of the area and to the setting of The Thatched Cottage under Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Policy HE1 of the North Hertfordshire Local Plan.

**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.

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| <p>Signed</p> <p></p> <p>Anne McDonald</p> | <p>Development Management<br/>North Hertfordshire District Council<br/>Council Offices<br/>Gernon Road<br/>Letchworth<br/>Herts<br/>SG6 3JF</p> |
| <p>Determining Officer</p> <p><b>Date:</b> 2 July 2026</p>                                                                  |                                                                                                                                                 |