

DELEGATED FILE NOTE

CASE OFFICER: ...Thomas Howe.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/00651/FPH	Single storey glazed infill link on north elevation and single storey glazed link between farmhouse and henhouse. External alterations to henhouse and stables to include alterations to fenestration to facilitate conversion to additional ancillary accommodation.	Rustling End Farm Rustling End Codicote Hitchin Hertfordshire SG4 8TD

Submitted Plan Nos

0325-LOC 03/25-001.1 03/25-001.2 03/25-001.3 03/25-001.4 03/25-001.5 03/25-001.6 03/25-001.7 03/25-001.8 03/25-G2.1-Rev-D 03/25-G2.2 03/25-G3

1.0 Policies

SP5	Countryside and Green Belt
D1	Sustainable design
D2	House exts, replcmnt dwellings outbuild
D3	Protecting living conditions
T2	Parking
HE1	Designated heritage assets
SECN12	Achieving well-designed places
SECN13	Protecting Green Belt Land
SECN14	Meeting climate change,coastal,flooding
SECN16	Conserve + enhance historic environment

2.0 **Site History**

- 2.1 Various applications relating to subdivision of site.
- 2.2 Concurrent application for Listed Building Consent.

3.0 **Representations**

- 3.1 **Conservation Officer** – No Objections:

“Subject to conditions (see 6.0 below), it is considered that the proposed works will not occasion harm to Rustling End Farmhouse’s special character thus satisfies the provisions of Sections 16(2) (LBC only) and 66(1) (FPH only) of the Planning (LB & CA) Act 1990 and will accord with Section 16 of the Framework or Policy HE1 of the North Hertfordshire Local Plan 2011 – 2031. Consequently, I find the proposal UNOBJECTIONABLE”

Recommends conditions.

3.2 Parish Council – No representation received.

3.3 Neighbours: No representations received.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 Rustling End Farm comprises a Grade II Listed residential dwelling off Rustling End, near to Codicote. The site is within the Green Belt. Its list entry reads as follows:

“Farmhouse. C17 timber frame. Late C18 or early C19 red brick casing. Gable ends have some C17 flint and red brick chequered walling. Plain tile roof. 2 storeys. 5 windows, those of ground floor segmental headed. 2-light C20 casements. Door on right centre in c1970 tile-hung porch. External left chimney stack. Rear gabled projection on right with some exposed timber framing. Interior has exposed beams and joists forming 3-4 bays.”

4.2 **Proposal**

4.2.1 Planning Permission is sought for:

- Single storey glazed infill link on north elevation and single storey glazed link between farmhouse and henhouse.
- External alterations to henhouse and stables to include alterations to fenestration to facilitate conversion to additional ancillary accommodation.

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 resultant impact on the character and appearance of the area.
- The impact that the proposed development would have on the living conditions of neighbouring properties.
- The impact that the proposed development would have on car parking provision in the area.
- The impact that the proposed development would have on the environment.

Principle of Development in the Green Belt:

4.3.2 The site is within the Green Belt as allocated within the Local Plan. Paragraph 153 of the NPPF advises that significant weight should be given to any harm to the Green Belt that arises from development unless Very Special Circumstances can be demonstrated to outweigh this harm. Paragraph 154 of the NPPF advises that the erection of new buildings should be regarded as inappropriate development unless the development

comprises one of the exceptions listed under this section. Exception c) advises *“the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building;”*.

4.3.3 The site incorporates extensive history, and it is unclear what the original structure is/was. The proposal would seek to enlarge the dwelling by approximately 5% over the existing building. Broadly, the built bulk of the structure would not be enlarged beyond the outer elevations of the dwelling. In the round, I do not consider that the works would cumulatively and disproportionately enlarge the original dwelling, and would therefore not comprise inappropriate development in the Green Belt.

4.3.4 Paragraph 143 of the NPPF states the five purposes of the Green Belt. In my opinion, the proposed development does not contradict with any of the five purposes. Given the above, the proposal is not inappropriate development in accordance with Section 13 of the NPPF and is therefore compliant with Policy SP5 of the Local Plan.

Design and Appearance and Impact Upon Listed Building:

4.3.5 Policy D1 of the Local Plan states that development will be granted provided the design of the development appropriately and positively responds to the site's local context together with other criteria to encourage a positive and sustainable form of development. Policy D2 of the Local Plan requires extensions to houses and the erection or replacement of buildings to incorporate 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. Policy HE1 These policies are broadly consistent with Sections 12 and 16 of the National Planning Policy Framework.

4.3.6 The building is Grade II Listed, and therefore, consideration should be given to the potential impacts to this heritage asset. The Conservation Officer has not objected to the proposal, and has recommended the inclusion of conditions. The proposal would result in the introduction of a relatively modern addition to these buildings, however, given their transparent appearance, and relatively unique and designed form and materiality, I do not consider that the proposed additions would be harmful in design terms. Furthermore, The impacts to this heritage asset are not considered to be harmful, and the ability for the occupiers to undo some of the works and to return the building to its previous state are welcomed. The extent of glazing to be introduced is considered to retain the character of the dwelling, and would not be harmful to its appearance. The appearance of the dwelling as viewed within the street scene would not be harmed given the siting of these alterations to the rear of the dwelling.

4.3.7 The proposed development is therefore considered to be in compliance with Policies D1 and D2 of the Local Plan and the core principles set out within Section 12 of the National Planning Policy Framework. The design and appearance are therefore acceptable.

Impact on Neighbouring Properties:

4.3.8 Policy D3 of the Local Plan permits development that does not result in unacceptable harm to the amenity of neighbouring occupiers and where necessary encourages the use of mitigation measures to reduce these impacts. This is generally reflected by the provisions within the National Planning Policy Framework.

4.3.9 The proposal would not significantly enlarge the bulk of the dwelling, and is therefore not considered to overbear or dominate neighbouring occupiers. Outlook from the

dwelling is not considered to be adverse for the privacy of neighbours to the site. No neighbour objections were received.

- 4.3.10 Given the above, it is considered that the proposed development would result in no unacceptable detrimental impact upon neighbouring occupiers and is therefore compliant with Policy D3 of the local plan and the aims of the National Planning Policy Framework.

Highways and Parking:

- 4.3.11 The proposed development would be served by a minimum of two parking spaces that are off-street, therefore impacts to parking provision locally would not be harmful.

Environmental Implications:

- 4.3.12 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.

Biodiversity Net Gain:

- 4.3.13 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 is considered to comply with the necessary provisions of the Local Plan policies and the National Planning Policy Framework. Grant conditional permission.

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.

Proactive Statement:

Planning permission has been granted for this proposal. The Council acted proactively through early engagement with the applicant at the pre-application stage which led to improvements to the scheme. 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  Sam Dicocco Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 2 June 2025	