

DELEGATED FILE NOTE

CASE OFFICER: ...Alex Howard.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/02871/FPH	Single storey rear extension, replace existing windows and front door, erection of detached oak framed BBQ gazebo and insertion of French doors to side of existing garage building (development already carried out).	Tinkers Cottage Dane End Therfield Royston Hertfordshire SG8 9RH

Submitted Plan Nos

452-PL-01 452-EX-02 452-EX-03 452-EX-04 452-EX-05 452-PL-02 452-PL-03 452-PL-04 452-PL-05
452-PL-06 452-PL-07

1.0 **Policies**

CGB4	Exist buildings in the RA Beyond GB
D1	Sustainable design
D2	House exts, replcmnt dwellings outbuild
D3	Protecting living conditions
HE1	Designated heritage assets
SECN12	Achieving well-designed places
SECN16	Conserve + enhance historic environment

2.0 **Site History**

- 2.1 Extensive site history from 1985 to 2010, relating to various extensions and alterations to the host building and new buildings on the site.

3.0 **Representations**

- 3.1 **Neighbour Representations and Site Notice** – None received.
- 3.2 **Therfield Parish Council** – None received.
- 3.3 **Therfield Conservators** – None received.
- 3.4 **Conservation Officer** – No objection.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

- 4.1.1 Tinkers Cottage (referred to as Casa Mia, Dane End in the list entry) is grade II listed building located on Dane End, Therfield. The original building is thatched, and it occupies a sizable footprint. The site is within the Rural Area beyond the Green Belt.

4.2 **Proposal**

- 4.2.1 Planning permission is sought for a single storey rear extension, replace existing windows and front door, erection of detached oak framed BBQ gazebo and insertion of French doors to side of existing garage building (development already carried out).

4.3 **Key Issues**

- 4.3.1 The key issues in this case are the principle of development, impact on heritage assets, design, and impact on the reasonable living conditions of neighbours.

Principle of Development

- 4.3.2 The site is in the Rural Area beyond the Green Belt and as this is an existing building, Policy CGB4 is most relevant. This states:

Planning permission for the re-use, replacement or extension of buildings in the Rural Area beyond the Green Belt will be granted provided that:

b) Any existing building to be converted for re-use does not require major extension or reconstruction;

c) The resultant building(s) do not have a materially greater impact on the openness, purposes or general policy aims of the Rural Area beyond the Green Belt than the original building(s); and

d) Any outbuilding(s) are sited as close as possible to the main building(s) and visually subordinate to them.

- 4.3.3 There are several elements to this proposal, but in this respect this policy relates to the single storey extension and the detached oak framed gazebo. The extension is a modest single-storey addition to the part two/part single storey extension permitted in 1985, extending the existing element 1.5m and maintaining the width, ridge/eave heights, with a slight step in the rear elevation. On the whole, this modest extension, which has been completed to a high standard, is considered acceptable as the resultant building does not have a materially greater impact on the openness, purposes or general policy aims of the Rural Area beyond the Green Belt than the original building. In terms of the oak framed gazebo structure, this is also a modest element with open walls and a dual-hipped roof, set well below the heights of the corresponding wings of the host building. The building is sited very close to the host building and would be visually subordinate to it, as required by this policy.

- 4.3.4 As such, the proposal is considered to comply with Policy CGB4 of the Local Plan.

Impact on Heritage Assets

- 4.3.5 As stated above, the building is Grade II listed. Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that where considering whether to grant planning permission for development which affects a listed building or its setting special regard shall be had to the desirability of preserving the building or its setting or any features of special architectural interest which it possesses.
- 4.3.6 Policy SP13 of the Local Plan states that *“When considering the impact of a proposed development on the significance of a designated heritage asset, great weight will be given to the asset’s conservation and the management of its setting”*. This reflects paragraph 212 of the NPPF which stipulates that great weight should be given to the conservation of designated heritage assets, such as listed buildings. Policy HE1 of the Local Plan states that *“Planning permission for development proposals affecting Designated Heritage Assets or their setting will be granted where they: c) Will lead to less than substantial harm to the significance of the designated heritage asset, and this harm is outweighed by the public benefits of the development, including securing the asset’s optimum viable use”*. This is reinforced by paragraph 215 of the NPPF
- 4.3.7 The Councils Conservation Officer, following a site visit to assess the elements of this development which have taken place without planning permission or listed building consent, has provided formal comments on this matter, as per the below:

Single Storey Extension – *“The addition is relatively modest and provides an enlarged and perhaps better functioning dining area (see below right). However, it now has a ‘stepped’ gable which, depending upon where viewed from at the rear or side, gives the impression of an asymmetrical gable which is rather unfortunate. It is understood that this was to ensure access around the gable end without resorting to additional garden landscape works i.e. moving the retention wall back a little. Overall, whilst the ‘step’ is disappointing, the extended extension does not in my opinion occasion harm to the listed building’s special character”*.

Replace Existing Window/Doors – *“These units appear to be internally glazed i.e. once the glazing is offered up to the external frame, applied glazing bars are offered up behind to complete the glazing system. The slender silver spacer bar can be seen sandwiched between the panes. Although ‘through’ bars would have been sought had this been a fresh proposal (requiring each pane to be individually glazed), the current windows do not occasion harm to the listed building to merit an objection. This is the case of looking at each case on its own merits. However, there are several windows in the two-storey section of the southern wing which display a less acceptable window type. The glazing pattern does not accord with any previously approved drawings, but I understand that these were in place prior to the applicant purchasing the property. The wide glazing bars including the ‘all bar’ appearance externally is not what I would expect of an extension to a vernacular listed cottage, but these do not form part of the current application”*.

Detached Oak Framed Gazebo – *“It is a relatively modest structure but does impair views west towards the fields beyond from the ‘courtyard’ space. Arguably, its relocation in the larger garden to the south and a design which included curved braces and open eaves i.e. rafter feet exposed (see images below that of the existing gazebo), would*

have resulted in a more acceptable proposal but what is there is considered on balance acceptable”

French Doors to Garage – “Finally, the insertion of the French doors to the side (end) elevation of the existing garage building are considered unobjectionable”.

*“I raise **NO OBJECTION** to the scheme as it will generally satisfy the provisions of Sections 16(2) for ref: 25/02872/LBC and 66(1) for ref: 25/02871/FPH of the Planning (Listed Buildings and Conservation Areas) Act 1990 and the aims of Section 16 of the NPPF and Policy HE1 of the North Hertfordshire Local Plan 2011-2031. No time limit condition is required as development already carried out”.*

- 4.3.8 As such, the development which has taken place already and is sought to be regularised under this householder application is considered acceptable and will not occasion harm to the listed building’s special character or setting, following the formal comments of the Conservation Officer, in accordance with the Policy HE1 of the Local Plan and Section 16 of the NPPF.

Design

- 4.3.9 Policy D1 and D2 of the Local Plan states that planning permission will be granted provided that development responds positively to the site’s local context in addition to other criteria. These considerations are echoed in Section 12 of the NPPF.
- 4.3.10 The different elements of the proposal have been considered acceptable by the Conservation Officer in relation to their impact on the host listed building. Officers see no reason to conclude otherwise in this instance, seeing as all elements of the development considered under this application have been built to a high standard with sympathetic materials. There are no objections to the form, scale or appearance of the development and the development will not result in any harm to the street scene.
- 4.3.11 As such, the proposed development is acceptable in design terms and is considered in accordance with Policy D1 of the Local Plan, as well as Section 12 of the NPPF.

Impact on Neighbours

- 4.3.12 Policy D3 of the Local Plan states that planning permission will be granted for development proposals which do not cause unacceptable harm to living conditions.
- 4.3.13 Given the modest nature of the scheme and isolated siting of the host property, it is considered that the development is unlikely to result in any material harm to the reasonable living conditions and well-being of neighbours.
- 4.3.14 This is in accordance with Policy D3 of the Local Plan.

Flood Risk

4.3.15 The front areas of the site are within Flood Zone 3. Given the nature of this development which is householder, and the fact that all elements of the development are outside of the flood risk areas, there are no objections relating to flood risk.

4.4 **Conclusion**

4.4.1 The proposed development is considered acceptable in design, heritage, and its impact upon neighbouring properties, in accordance with Policies CGB4, D1, D2, D3 and HE1 of the Local Plan, as well as Section 12 and 16 of the NPPF.

4.5 **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**

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	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 19 January 2026	

