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| <b>DELEGATED FILE NOTE</b> |
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**CASE OFFICER:** ...Vicki Wood.....

| APPLICATION<br>REFERENCE | BRIEF DESCRIPTION OF<br>DEVELOPMENT                                                                                                    | APPLICATION SITE                                                                             |
|--------------------------|----------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------|
| 26/01666/FPH             | Single storey rear extension following<br>demolition of existing rear extension (as<br>amended by plan received on 27th July<br>2026). | Heath Gables<br>Bell Lane<br>Nuthampstead<br><br>Royston<br><br>Hertfordshire<br><br>SG8 8ND |

**Submitted Plan Nos**

2605-P-001A 2605-P-002 2605-P006 Rev A

**1.0     Policies**

1.0        **Local and National Policy**

1.1        **National Planning Policy Framework (NPPF) (2026)**

Chapter 4 – Achieving sustainable development  
Chapter 5 - Meeting the need of climate change  
Chapter 14 – Achieving well-designed places  
Chapter 19 – Conserving and enhancing the natural environment

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

Strategic Policies

Policy SP1 – Sustainable Development in North Hertfordshire  
Policy SP2 – Settlement Hierarchy and Spatial Distribution  
Policy SP5 – Countryside and Green Belt  
Policy SP9 – Design and Sustainability

Development Management Policies

Policy CGB1 – Rural Areas 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 NE2 - Landscape  
Policy T2 – Parking

1.3        **Supplementary Planning Design (SPD)**

NHC Sustainability (2024)

1.4        **Barkway & Nuthampstead Neighbourhood Plan 2018-2031**

Policy BN H2 Design and Layout  
Policy BN H3 Sustainable Construction

2.0        **Relevant Site History**

2.1        Planning permission was granted under 92/00500/1 for a single storey side extension with 2 dormer windows to provide elderly persons accommodation. The extension has been implemented.

2.2        It is noted from the submitted plans that the extended accommodation as per 92/00500/1 no longer specifically provides for elderly persons accommodation and is additional habitable accommodation for the dwelling. There is no planning conditions attached to the 1992 approval restricting the accommodation to elderly persons.

2.3        There has been a change to the internal and external appearance of the dwelling since the grant of planning permission in 1992. Internally, the habitable accommodation has been reconfigured. However, it is considered that these alterations are not material to

the determination of the current application for a rear extension, given that the property remains in residential use and the proposed development can be assessed on its own planning merits.

- 2.4 Externally, two windows have been inserted at ground floor level in the western side elevation, together with a semi-circular window at first-floor level. It has not been demonstrated whether the first-floor window constitutes permitted development, nor is it clear when the opening was formed. As the lawfulness of these alterations has not been assessed as part of the current application, an informative will be added to advise the applicant accordingly.

### 3.0 **Representations**

- 3.1 **Site and Neighbouring Notification** – None received.

- 3.2 **Barkway and Nuthampstead Parish Council** – None received.

### 4.0 **Planning Considerations**

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

- 4.1.1 The application site is located on the south-eastern edge of the village of Nuthampstead, which is designated as a Category C village and lies within the Rural Area beyond the Green Belt as defined by the Local Plan.

- 4.1.2 The property comprises of a single storey residential bungalow with front and rear gardens. A driveway is located to the east of the dwelling, providing access to an associated garage and outbuilding beyond. The site occupies an elevated position within the street scene.

#### 4.2 **Proposal**

- 4.2.1 Single storey rear extension following demolition of existing rear extension (as amended by plan received on 27th July 2026).

- 4.2.2 The application has been amended to achieve a higher quality design that better respects the character and appearance of the existing dwelling.

#### 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 impact of the proposed development on the environment.
- The impact that the proposed development would have on the living conditions of nearby neighbouring properties.

#### Principle of Development in the Rural Area beyond the Green Belt

- 4.3.2 The property lies within the Rural Area beyond the Green Belt, this is an area of countryside which lies outside of the Green Belt though considered important and valuable land where it is still necessary to impose restraints on development to prevent inappropriate schemes. Policy CBG1 of the Local Plan sets out six broad typologies

(a-d incl.) of development considered acceptable in Rural Areas beyond the Green Belt which in this case the relevant typology is:

d) Relates to an existing rural building.

4.3.3 Policy CBG4 of the Local Plan sets out three broad typologies (b-d incl.) of development considered acceptable in Rural Areas beyond the Green Belt which in this case the relevant typology is:

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).

4.3.4 In this regard, I find the principle of the development acceptable and in accordance with Policies CGB1 and CGB4 of the Local Plan.

#### Design, Appearance & Sustainability

4.3.5 Chapter 4 of the NPPF sets out the Government's approach to achieving sustainable development through the planning system. It establishes the economic, social and environmental objectives of sustainable development and confirms that these objectives should be pursued in a mutually supportive way. This chapter also reinforces the presumption in favour of sustainable development, requiring planning decisions to support development proposals that accord with an up-to-date development plan and contribute positively to sustainable development.

4.3.6 Chapter 14 of the NPPF promotes high-quality, sustainable and attractive development, recognising that good design is a fundamental aspect of sustainable development. Planning decisions should ensure development is visually attractive, responds positively to local character and creates places that function well for existing and future users.

4.3.7 Policies D1 and D2 of the Local Plan are consistent with the objectives set out in the NPPF.

4.3.8 The proposed extension would constitute a modest addition to the rear of the dwelling and would provide additional habitable accommodation. The design is sympathetic to the host dwelling and would be constructed using materials that match, or closely complement, those of the existing building, thereby ensuring a cohesive appearance and an appropriate visual relationship with the existing dwelling.

4.3.9 By virtue of its modest scale and rearward position, the proposed extension would not result in visual harm to the street scene and would preserve the character and appearance of the dwelling and its rural surroundings. As such the proposal is considered to be in accordance with Policies D1, D2 and D3 of the Local Plan, Policy BN H2 of the Neighbourhood Plan and Chapters 4 and 14 of the NPPF.

#### Impact on the Landscape

4.3.10 Chapter 19 of the NPPF requires planning decisions to protect and enhance the natural environment by conserving biodiversity, designated sites, landscapes, geodiversity and green infrastructure. It places a strong emphasis on nature recovery, biodiversity enhancement and environmental improvements. In this regard, Policy NE2 of the Local Plan is consistent with the objectives set out within the NPPF.

4.3.11 The proposed extension would be modest in scale and would remain subordinate to the host dwelling. As such, it would not appear incongruous within its setting and would preserve the character and appearance of the Rural Area Beyond the Green Belt. The

proposal would therefore be in accordance with Policy NE2 of the Local Plan and the objectives of Chapter 19 of the NPPF relating to the conservation and enhancement of landscapes.

Impact on Neighbouring Properties:

- 4.3.12 A core planning principle set out in Chapter 14 of 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 Local Plan.
- 4.3.13 No objections have been received from neighbouring occupiers, and I am satisfied that the proposed extension, by virtue of its position on the property and its relationship to existing built form, would not impact existing residential amenity to any significant degree and would be in accordance with Policy D3 of the Local Plan and Chapter 14 of the NPPF.

Highways and Parking

- 4.3.14 The dwelling is served by sufficient off-street parking spaces which would remain unaffected by the proposed development.

Environmental Implications:

- 4.3.15 The Council's Sustainability Supplementary Planning Document (2024) seeks to ensure that new developments are future proofed against the challenge of climate change.
- 4.3.16 Chapter 5 of the NPPF sets out how the planning system should support the transition to a low carbon future. The principles set out in Chapter 5 are reflected in Policy D1 of the Local Plan, which sets out that development proposals 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.
- 4.3.17 Based on the details submitted, the proposed development, is unlikely to have any significant implications for the local environment in terms of carbon emissions and therefore would be generally in accordance with Policy D1 of the Local Plan, Policy BN H3 of the Neighbourhood Plan and Chapter 5 of the NPPF.

Biodiversity Net Gain (BNG)

- 4.3.18 The development is not subject to the statutory biodiversity gain condition, as it falls within one of the exemptions set out in paragraph 17 of Schedule 7A to the Town and Country Planning Act 1990 and the Biodiversity Gain Requirements (Exemptions) Regulations 2024 (as amended).

**4.4 Conclusion**

- 4.4.1 The proposed rear extension represents a modest and sympathetic addition that would preserve the character and appearance of the host dwelling and its rural setting. Accordingly, the proposal is considered acceptable and in accordance with Policies CGB1, CGB4, D1, D2 and D3 of the North Hertfordshire Local Plan, Policies BN H2 and BN H3 of the Neighbourhood Plan and Chapters 4, 5, 14 and 19 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** 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 hereby permitted shall be built in external materials to match the existing dwellinghouse unless otherwise agreed in writing by the Local Planning Authority.

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. The Council acted proactively through positive engagement with the applicant during the determination process 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.

**Informative/s:**

1. Externally, two windows have been inserted at ground floor level in the western side elevation, together with a semi-circular window at first-floor level. It has not been demonstrated whether the first-floor window constitutes permitted development, nor is it clear when the opening was formed. The applicant should note that the lawfulness of these alterations has not been established.

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| <p>Signed</p><br><br><br><br><br><br><br><br><br><br><br><p>Shaun Greaves<br/>Determining Officer</p> | <p>Development Management<br/>North Hertfordshire District Council<br/>Council Offices<br/>Gernon Road<br/>Letchworth<br/>Herts<br/>SG6 3JF</p> |
| <p><b>Date:</b> 21 August 2026</p>                                                                                                                                                     |                                                                                                                                                 |