

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
26/01701/FP	Erection of garden store/workshop ancillary to approved sheep barn conversion reference no 25/01361/FP granted 25.02.2026.	White House Ashwell Road Newnham Baldock Hertfordshire SG7 5JU

Submitted Plan Nos

RWL 020 RWL 021 RWL 022

1.0 Policies

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

Chapter 4 – Achieving sustainable development
Chapter 5 - Meeting the need of climate change
Chapter 14 – Achieving well-designed places
Chapter 18 – Managing flood risk and coastal change
Chapter 19 – Conserving and enhancing the natural environment

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 Green Belt
Policy SP9 Sustainable design
Policy SP12 Green infrastructure, landscape and biodiversity
Policy SP13 – Historic Environment

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 D2 House extensions and replacement dwellings
Policy D3 Protecting living conditions
Policy NE2 – Landscape
Policy NE4 – Biodiversity and Geological Sites
Policy NE7 – Reducing Flood Risk
Policy T1 Assessment of transport matters
Policy T2 Parking

1.3 **Supplementary Planning Design (SPD)**

NHC Sustainability (2024)

2.0 **Relevant Site History**

2.1 Planning permission was granted under reference 25/01361/FP for change of use and conversion of barn to provide one self-contained two-bed dwelling including single storey front and rear extensions, side porch extension and alterations to fenestration including parking and hardscaping. Condition 6 of that approval removes permitted development rights which include Class E – buildings etc incidental to the enjoyment of a dwellinghouse.

3.0 **Representations**

3.1 **Site and Neighbour notification** – None received.

3.2 **Caldecote & Newnham Parish Council** – None received.

4.0 **Planning Considerations**

4.1. **Site and Surroundings**

4.1.1 The site lies to the northeast of the barn conversion approved under 25/01361/FP and is located within its own curtilage and to the northeast of the White House. The site is surrounded by agricultural fields and the adjoining paddock between the building and White House is used for sheep grazing. A public footpath (Caldecote & Newnham 005) appears to cross the site in a southwest to northeast direction. The site is also designated as within flood zones 3a and 3b.

4.1.2 The application site lies outside of any settlement boundary and is with the Rural Area beyond the Green Belt for the purposes of planning policy.

4.2. **Proposal**

4.2.1 Erection of garden store/workshop ancillary to approved sheep barn conversion reference no 25/01361/FP granted 25.02.2026.

4.2.2 The application is supported by a Planning Design and Access Statement.

4.3. **Key Issues**

4.3.1 The key issues for consideration are as follows:

- The impact of the development upon the Rural Area beyond the Green Belt.
- The acceptability of the design of the proposed development and its resultant impact on the character and appearance of the locality.
- The impact of flood risk.
- The impact that the proposed development would have on the living conditions of neighbouring occupiers.
- The impact that the proposed development would have on car parking provision in the area.
- The impact that the development would have on the environment.

Principle of Development in the Rural Area beyond the Green Belt

4.3.2 The site 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); and

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

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

- 4.3.4 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.
- 4.3.5 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.
- 4.3.6 Policies D1 and D2 of the Local Plan are consistent with the objectives set out in the NPPF.
- 4.3.7 The proposed outbuilding would comprise a workshop and store within a horizontally timber clad building with a slate roof, matching the adjoining approved barn conversion. The outbuilding would be modest in scale and would have a footprint of 36m².
- 4.3.8 Whilst the proposed development would introduce additional built form within the Rural Area beyond the Green Belt, the outbuilding would be sited to the rear of the approved barn conversion and at a sufficient distance from the adopted highway to ensure that it would be largely screened from public viewpoints. Given its modest scale and location, the proposal would not result in any significant visual harm on the character or appearance of the surrounding area. As such I am satisfied that the proposal is in accordance with Policies D1 and D2 of the Local Plan and Chapters 4 and 14 of the NPPF.

Impact on the Landscape

- 4.3.9 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.
- 4.3.10 The proposed outbuilding would be modest in scale and comparable to other outbuildings in the area. 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.
- 4.3.11 The public footpath that crosses the site would remain unaffected by the proposed development. Furthermore, owing to the position of the outbuilding to the rear of the approved barn conversion, views from the footpath would not be significantly

interrupted or adversely affected. Consequently, the proposal would not result in any material harm to the visual amenities enjoyed by users of the public right of way.

- 4.3.12 I am satisfied that the design, size and scale of the proposed outbuilding would not have a detrimental impact on the landscape. As such the proposed development is in accordance with Policy NE2 of the Local Plan and Chapter 19 of the NPPF in terms of protecting landscape character.

Impact on Neighbouring Occupiers:

- 4.3.13 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.
- 4.3.14 Policy D3 of the Local Plan sets out that planning permission will be granted for developments proposals which do not cause unacceptable harm to living conditions.
- 4.3.15 Having regard to the relatively isolated location of the site and the proposed ancillary residential use of the outbuilding, I am satisfied that the development would not result in any material harm to residential amenity and is in accordance with Policy D3 of the Local Plan and Chapter 14 of the NPPF.

Highways and Parking

- 4.3.16 The proposed development would result in the loss of two out of the four parking spaces shown in the approved scheme for the barn conversion. Two off-street car parking spaces remain and would be in accordance with Policy T2 of the Local Plan.

Environmental Implications

- 4.3.17 The Council's Sustainability Supplementary Planning Document (2024) seeks to ensure that new developments are future proofed against the challenge of climate change.
- 4.3.18 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.
- 4.3.19 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 compliance with Policy D1 of the Local Plan and Chapter 5 of the NPPF.

Other Environmental Matters

- 4.3.20 The application site lies within Flood Risk Zones 3a and 3b according to the Environment Agency. Chapter 18 of the NPPF seeks to direct development away from areas at highest risk of flooding and ensure that flood risk is not increased elsewhere. It promotes a risk-based approach to planning, taking account of all sources of flooding, including fluvial, surface water, groundwater, reservoir and coastal flooding.

- 4.3.21 The proposed development relates to a modest outbuilding ancillary to the existing residential use of the approved barn conversion and is therefore considered minor development. Given its limited footprint, open setting and ancillary nature, it is not considered likely to result in an unacceptable increase in flood risk on the site or elsewhere. Furthermore, the development is unlikely to materially impede flood flows or significantly reduce flood storage capacity. In accordance with the Environment Agency's Flood Risk Standing Advice, consultation with Environment Agency is not required.

Biodiversity Net Gain (BNG)

- 4.3.22 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 development is of a good quality design sympathetic to the existing dwelling. As a result, it is considered that the development accords with Policies SP1, SP2, SP5, SP9, CGB1, CGB4, D1, D2, D3, NE2, NE7 and T2 of the North Hertfordshire Local Plan 2011-2031 and Chapters 4, 5, 14, 18 and 19 of the National Planning Policy Framework (2026).

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**

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 use of the garden store/workshop hereby permitted shall remain at all times incidental to the enjoyment of the dwellinghouse to which it relates, and it shall not be used in connection with any form of trade, business or commercial activity.

Reason: To safeguard the residential character of the locality and the amenities of nearby residents, both of which would be prejudiced by the activities and visual intrusion likely to be associated with a commercial activity on the site and to comply with Policy D1 and D3 of the North Hertfordshire Local Plan 2011 to 2031.

Biodiversity Net Gain

1. This development is not subject to the statutory Biodiversity Gain Plan condition because it is considered exempt under the statutory exemptions (<https://www.gov.uk/guidance/biodiversity-net-gain-exempt-developments>) or transitional arrangements in respect of the biodiversity gain condition.

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  Sam Dicocco	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 20 August 2026	

