

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
26/00458/FPH	Alterations to fenestration. Installation of external cladding, solar panels into existing rear and side roofslopes, sun pipes into existing side roofslope, heat pump and raised patio following demolition of existing conservatory (development already commenced).	Telfs The Street Kelshall Royston Hertfordshire SG8 9SH

Submitted Plan Nos

EX 01 PR 01 Location Plan Heat Pump Calculations

1.0 Policies

1.1. National Planning Policy Framework (2024)

Section 2 Achieving sustainable development
 Section 12 Achieving well-designed places
 Section 14 Meeting the challenge of climate change, flooding and coastal change
 Section 15 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

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 T2 Parking

2.0 **Relevant Site History**

- 2.1 91/00841/1 - 1st floor front extension over existing double garage. Conditional Permission.

3.0 **Representations**

- 3.1 **Neighbour notification** – None received.
- 3.2 **Kelshall Parish Council** – No comment to make.
- 3.3 **Environmental Health (Noise)** – No objection.

4.0 **Planning Considerations**

4.1. **Site and Surroundings**

- 4.1.1 Telfs is a two-storey detached residential dwelling which is sited on a generously sized plot located on the elevated west side of The Street. The site shares a boundary with a similar property to the north and to the south lies an agricultural field. To the southeast are nos.1 & 2 Flint Cottages where a paddock separates The Maltings a grade II listed property.
- 4.1.2 The application site lies outside of any settlement boundary and is within the Rural Area beyond the Green Belt for the purposes of planning policy.

4.2. **Proposal**

- 4.2.1 Alterations to fenestration. Installation of external cladding, solar panels into existing rear and side roof slopes, sun pipes into existing side roof slope, heat pump and raised patio following demolition of existing conservatory (development already commenced).
- 4.2.2 The application benefits from a Supporting 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 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 objectives of the NPPF also include Section 15 (Conserving and enhancing the natural environment). In this regard, Policies CBG1 and CGB4 of the NHLP are consistent with the NPPF.
- 4.3.3 The site lies outside of any defined settlement boundary and is designated as Rural Area beyond the Green Belt within the Local Plan, where there is a general presumption against development. Policy CGB1 sets out broad typologies of development considered acceptable, one of which is d) Relates to an existing rural building. Policy CGB4 sets out similar typologies of development considered acceptable, one of which is c) The resultant buildings(s) do not have a materially greater impact on the openness, purposes or general policy aims of the Rural Area beyond the Green Belt. Both Policies CGB1 and CGB4 are subject to meeting the requirements of other relevant planning policies.
- 4.3.4 I consider the proposed development to be minor and would not be contrary to the aims of acceptable development in the Rural Area beyond the Green Belt for reasons of being related to existing buildings, scale and being subordinate to the main building. I therefore consider the proposal acceptable in principle.

Design and Appearance:

- 4.3.5 The objectives of the National Planning Policy Framework (NPPF) include those seeking to secure the creation of high quality, beautiful and sustainable buildings and places (Section 12 – Achieving well-designed places). Paragraph 131 of the NPPF states that “Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities”. In this regard, Policy D1 and D2 of the Local Plan are consistent with the objectives set out within the NPPF.
- 4.3.5 The proposed development is part retrospective in that the openings have been changed throughout the property from white uPVC to black aluminium frames; solar panels and sun tunnels have been installed together with an ASHP. The only remaining elements is replacement of existing hanging tiles to various areas on all elevations to a mid-brown vertical timber cladding and following demolition of an existing conservatory the formation of a raised patio area to the rear of the dwelling.
- 4.3.6 The property is a relatively modern construction set back within the plot. Whilst neighbouring properties display white frames to openings, replacements in black are not considered, in my view, to have a detrimental impact on either the appearance of the property or on the character and appearance of this rural area. The replacement of the hanging tiles with timber cladding would be a noticeable change, however I hold the same view as to the replacement of the opening frames. The raised patio to the rear of the dwelling would be approximately 0.4 metres above existing ground level and would extend for approximately 1.5 metres beyond the rear elevation of the existing dwelling. The extension of an existing porch to the front elevation of the dwelling would

be a minor addition and would not require planning permission in its own right as it is considered to be permitted development under Class D, Part 1 of Schedule 2 of the GPDO 2015 (as amended).

- 4.3.7 The Council's Environmental Health Team have confirmed that the ASHP located on the north side elevation of the dwelling complies with the relevant legislation and have not raised any objection. In terms of its siting, I am satisfied that this does not impact on the appearance of the dwelling.
- 4.3.8 I am satisfied that the design, form and proportions of the development would be sympathetic to the existing dwelling and would not result in harm to the visual amenities or character of the surrounding area and would be in accordance with Policies D1 and D2 of the Local Plan and Section 12 of the NPPF.

Impact on Neighbouring Occupiers:

- 4.3.9 The objectives of the NPPF seek to ensure that developments secure a high standard of amenity for existing and future occupiers (Section 12 – Achieving well-designed and beautiful places). This principle is reflected in the provisions set out in Policy D2 and D3 of the Local Plan.
- 4.3.10 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.
- 4.3.11 Given the limited scale of the proposed raised rear patio and the presence of existing fencing and mature boundary treatment, the development would not have a significant impact on the residential amenity of the neighbouring property to the north, known as Willowbank and would be in accordance with Policy D3 of the Local Plan and Section 12 of the NPPF.

Highways and Parking:

- 4.3.12 The proposed works do not impact existing parking provision at the property.

Environmental Implications:

- 4.3.13 The Council's Sustainability Supplementary Planning Document (2024) seeks to ensure that new developments are future proofed against the challenge of climate change.
- 4.3.14 Section 14 of the NPPF sets out how the planning system should support the transition to a low carbon future. The principles set out in Section 14 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.
- 4.3.15 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 Section 14 of the NPPF.

Biodiversity Net Gain (BNG)

4.3.16 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.

4.3 **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 and D3 of the Local Plan 2011-2031 and Sections 2, 12, 14 and 15 of the NPPF (2024).

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.

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  Shaun Greaves Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 17 April 2026	