

PETER GEORGE TOWN PLANNING

A: Peter George Town Planning, Nine Hills Road, Cambridge, CB2 1GE

[REDACTED]

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02 June 2025

Development Control
North Hertfordshire District Council
Gernon Road
Letchworth Garden City
SG6 3JF

Dear Sirs

Planning, Design & Access Statement: 29 The Chilterns, Hitchin, SG4 9PP

Part two-storey, part single-storey side and rear extensions following the demolition of the existing detached single garage and existing rear conservatory. Reinstate green roof tiles to main roof.

Introduction & Background

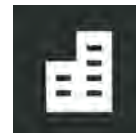
Peter George Town Planning has been instructed by Mr Armstrong to make a planning application to North Hertfordshire Council (the Council) for the development as described above.

Documents enclosed with the application submission include:

- Drawings ODC.25/03/01-05 **Octagon Design & Consultancy**
- Covering Letter/ Supporting Statement **Peter George Town Planning**
- Application form and requisite fee

The Application Site

The application property is one half of a semi-detached pair situated on the eastern arm of The Chilterns; a 'loop' cul-de-sac situated to the south side of Wymondley Road. Historic mapping indicates that the eastern arm of The Chilterns was constructed before the



western arm, likely in the 1930's. Accordingly, the four pairs (nos. 28/29, 30/31, 10/11, 12/13 and Saxon House) are amongst the earliest properties in The Chilterns.

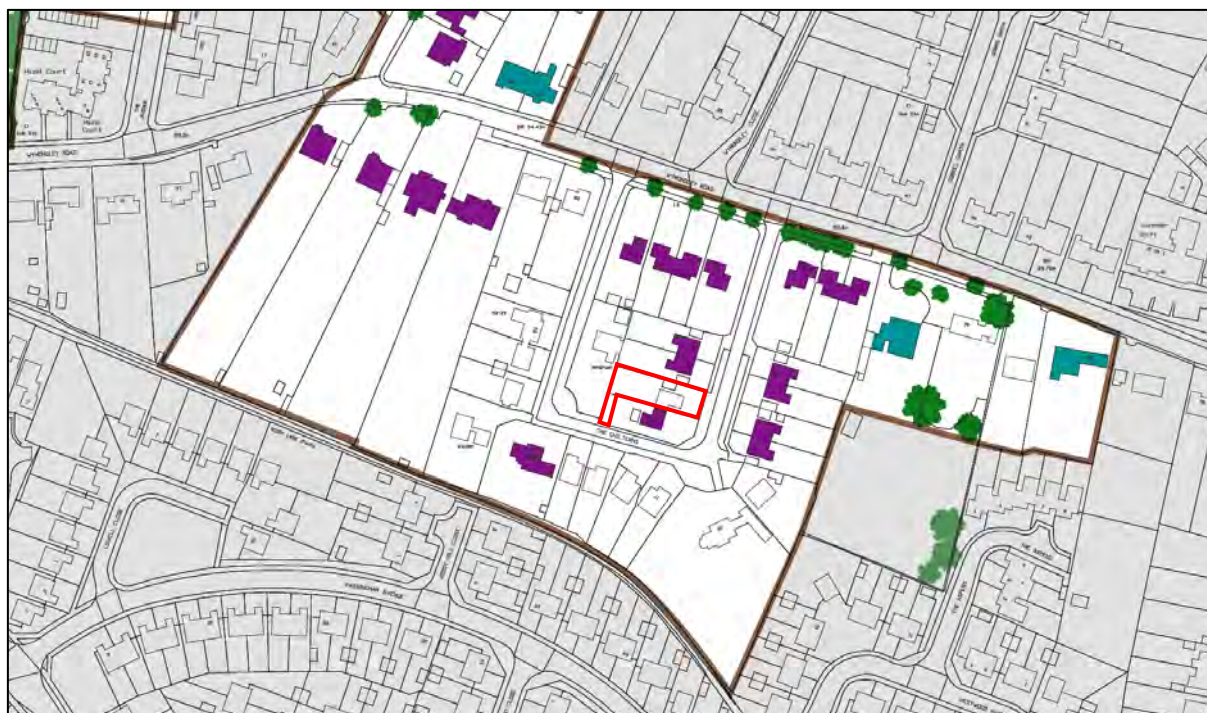


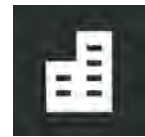
Figure 1 – Excerpt from Conservation Area Mapping

The property is located within the Character Area 5 of the Hitchin Conservation Area, the Character Area covering properties within The Avenue, Highbury Road, Wymondley Road, Chiltern Road and The Chilterns. Unlike the other half of the pair, and others situated in The Chilterns and the wider Character Area more generally, the property is not regarded in the Hitchin Conservation Area Character Statement as a 'positive building'. This is presumably due to the earlier removal of the original green pan tiled roof which is found on several other properties in The Chilterns and on Wymondley Road.

The property has a driveway and a small private garden to the front. To its rear, it has a largely linear rear garden, albeit with an additional slim section that extends to the rear of no.28. The property has a single-storey detached garage situated to its north-facing side adjacent to the boundary with no.30. It has further been extended by virtue of a small conservatory to the rear.

Planning History

Ref.	Proposal	Decision Date
25/00568/PREH	Part two-storey, part single-storey side and rear	Response issued 30/04/2025



	extensions following the demolition of the existing detached single garage and existing rear conservatory. Reinstall green roof tiles to main roof.	
21/03457/PREH	Proposed single side extension and two storey rear extension following demolition of flat roofed garage	Response issued 14/03/2022
16/01171/1HH	Part two storey, part single storey side and rear extensions together with single storey front extension	Refused 12/07/2016 Appeal Dismissed 15/11/2016

The Proposal

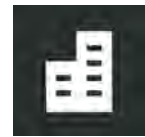
The proposed development can be described as follows:

“Part two-storey, part single-storey side and rear extensions following the demolition of the existing detached single garage and existing rear conservatory. Reinstall green roof tiles to main roof.”



Figure 2 - Proposed Front Elevation CGI

The extensions involve a ‘wrap-around’ two-storey rear/side extension with associated single-storey elements to the side and rear. The proposed extension maintains a gap at first-floor level between the flank wall of the application property and no.30 the adjacent property to the north. To achieve this, the front wall of the two-storey part of the proposed



extension being situated approximately 6.95m behind the front wall of the house, whilst its flank wall would be set approximately 1.5m from the boundary with no.30. The two-storey part of the extension would have a crown roof similar to other properties nearby including no.31 The Chilterns, and nos.30 and 36 Wymondley Road.

The proposals involve single-storey elements to the rear and side. The side extension would have a hipped roof with a small flat roof area, whilst the rear extension would have a flat roof. External materials are proposed to match those used in the construction of the host dwelling. Green roof tiles are proposed to be reintroduced to the main roof of the property and are proposed to be used for the pitched roof parts of the proposed extensions.

No alterations are proposed to the existing access or parking arrangements.

Relevant Planning Policy

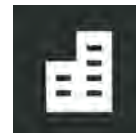
Applications for planning permission should be determined in accordance with the development plan unless material considerations indicate otherwise. The development plan for the area comprises the **North Hertfordshire Local Plan 2011-2031**.

Policies relevant in this case are:

- Policy SP1: Sustainable Development in North Hertfordshire
- Policy SP2: Settlement Hierarchy
- Policy SP6: Sustainable Transport
- Policy SP9: Design and Sustainability
- Policy SP13: Historic Environment
- Policy D1: Sustainable Design
- Policy D2: House Extensions, Replacement Dwellings and Outbuildings
- Policy D3: Protecting Living Conditions
- Policy T1: Assessment of Transport Matters
- Policy T2: Parking
- Policy HE1: Designated Historic Assets

Other Relevant Documents

- Vehicle Parking at New Development SPD September 2011



The **National Planning Policy Framework** (2024) sets out planning policies for England and how these are expected to be applied. The Framework places at its heart an emphasis on granting planning permission for sustainable development; sustainable development being that which contributes to economic, environmental and social ambitions. The online **Planning Practice Guidance** is also a material planning consideration where relevant.

Planning Analysis

Effect on the Character and Appearance of the Area

Policy & Legislative Background

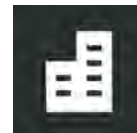
Section 12 of the Framework requires that new development is of a high standard of design. This aim is broadly reflected within Policies SP9, D1 & D2. Policy D2 requires extensions to dwellings to, inter-alia, be of a size, design and appearance that is sympathetic to the host dwelling, to not dominate neighbouring properties and to ensure that they are adequately spaced.

Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (the Act) require that, *“with respect to any buildings or other land in a conservation area, special regard shall be paid to the desirability of preserving or enhancing the character or appearance of that area.”*

Section 16 of the National Planning Policy Framework (the Framework) is in broad alignment with this seeking to ensure that new development would not cause harm to designated and non-designated heritage assets and that any harm identified is justified to a proportionate degree. Policies SP13 and HE1 cumulatively align with Section 72 of the Act as well as Section 16 of the Framework in that they seek to ensure the continued preservation of assets of historic significance and that development is suitably designed and would have an acceptable visual impact.

Refused Application Ref. 16/01171/1HH and Dismissed Appeal APP/X1925/D/16/3158614

In Paragraphs 10 and 11 of the appeal decision, the Inspector sets out their agreement with the Council that the visual gaps between the buildings on the eastern arm of The Chilterns contribute positively to the character and appearance of the area. One reason given for this is because these gaps enable the green tiled roofs to be seen from a range



of oblique angles, showing off the visually interesting roof shapes. Thus, the Inspector ultimately concluded that the reduction in the visible gap between Nos.29 and 30 would detract from the spacious pattern of development on this part of The Chilterns.

However, it is important to note the following two highly pertinent specifics regarding the earlier refused/appeal scheme:

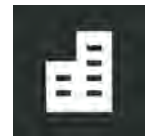
- 1) The flank wall of the earlier extension scheme was set only 600mm from the boundary with no.30.
- 2) The front wall of the proposed extension was proposed to be set approximately 2.2m behind the front wall of the house.

The Proposed Development - Response to Refusal/Dismissed Appeal

The scheme that has been devised has been formulated in order to ensure that a significant visual gap is maintained between the principal parts of the application property and no.30. To achieve this, the two-storey part of the proposed extension would be set with its flank wall 1.5m from the boundary with no.30 (as opposed to the 0.6m gap previously proposed), whilst its front wall would be set approximately 6.95m behind the front wall of the main part of the house. This would ensure that the existing separation distance between the two-storey parts of nos.29 and 30 would remain largely in-tact and would continue to appear distinct in terms of public vantage points from within the street.

This is demonstrated by the included CGI's which show that the extension would be sufficiently set back and off the boundary so as to ensure the retention of the visual gap between the principal part of the two properties and enable the green tiled roofs to be seen from a range of viewpoints from within The Chilterns. Moreover, the side projecting part of the proposed extension itself would have limited prominence in the street due to the above factors.

Otherwise, the extension would be a subservient addition with a design, character and materiality largely in keeping with the existing dwelling. Accordingly, the roof would have an angle of pitch similar to that of the main house, whilst the property would be white rendered and would have window and door openings largely to match the existing. A crown roof is proposed for the main two-storey part of the extension, with this obviously therefore involving the introduction of a flat roof element. However, firstly, the flat roof



section would not be visible from the ground, and secondly, similar roof forms can be found nearby including no.31 Chiltern Road, and nos.30 and 34 Wymondley Road (among others). A crown roof is therefore not out of keeping with the design of existing buildings elsewhere in the immediate vicinity and it is considered that, overall, the proposed would be in keeping with the character of the existing dwelling. The parts of the extension to the rear would not be prominent in any event and their wider visual impact would therefore be limited.

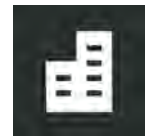


Figure 3 - Proposed Front Elevation CGI

Response to Pre-Application Ref. 25/00568/PREH

In the pre-application response (ref. 25/00568/PREH, response attached as **Appendix 1**), it is concluded regarding the design that:

"...the scale of the proposed side extension would be a sympathetic addition to the dwelling and would not be considered disproportionate. While the proposed side extension would be highly visible from the streetscene, it would be set back from the front wall and the proposed roof form and materials are considered sympathetic to the dwelling and wider street scene and would not result in an adverse effect on the character of the dwelling or the Conservation Area. While the same would be true for the materials and roof form of the proposed rear extension, the depth of 4.2m could be considered disproportionate and would require a reduction to 3.5m to be considered acceptable in design terms."



Accordingly, and in direct response to the planning officer's comments, the proposed rear extension has been reduced to a maximum depth of 3.5m with the extension scheme otherwise largely consistent with that submitted as part of the pre-application.

Reinstatement of the Green Tiled Roof

In addition to the above, it is proposed to reinstate the green pan tiled roof to the property. This would represent an enhancement to the property and would thus enhance the character and appearance of this part of the Hitchin Conservation Area. This is a positive aspect of the proposals and one which should weigh in favour of a grant of planning permission.

Summary

It is considered that the proposed extensions and alterations would be acceptable with respect to the character and form of the existing, and that such would have an acceptable impact upon the character and appearance of the area. Moreover, due consideration has been given to the earlier dismissed appeal and a scheme formulated overcoming the reasons for its dismissal, whilst the suggestions in the pre-application have been incorporated into the submission proposals as requested.

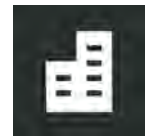
Accordingly, it is considered that the proposals would be compliant with Sections 12 and 16 of the Framework and LP Policies SP9, SP3 D1, D2 and HE1 and Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Impact on Neighbouring Properties

28 The Chilterns

No.28 The Chilterns is the other half of the semi-detached pair. It is the property immediately to the south.

The main part of the extensions would be set to the northern side of the property and much of the extension scheme would not therefore be materially harmful to this property. The flank wall of the two-storey part of the rear extension would be set approximately 2.25m from the boundary with no.28 and would not therefore have material impact on light to windows on the rear of this property. The single-storey element would be built to just



within the boundary line between the two properties, but given its relatively modest dimensions, is unlikely to be harmful.

New window openings are proposed primarily to the front and rear walls of the proposed extension. Accordingly, the proposals would not impact upon the privacy of no.28.

30 The Chilterns

No.30 is the adjacent property to the north and, as previously noted, there is a reasonably substantial gap between the two-storey parts of both properties.

The depth of the rear part of the extension has been reduced to a maximum depth of 3.5m beyond the existing rear wall of the house. Accordingly, given the reduced depth together with the distance between the flank wall of the rear extension and the boundary with no.30, it is considered that the proposed extension would not be harmful to no.30 in terms of its size, bulk or positioning.

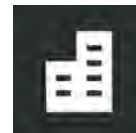
The vast majority of new window openings at first-floor level or above would be to the front or rear of the property. A dressing room window is proposed to the north-facing flank elevation, but this could be fitted with obscure-glazing and be non-opening up to 1.7m from floor level to ensure that this would not overlook no.30.

Others

It is not considered that there are any other properties that would be materially affected by the proposals.

Highways & Car Parking

The proposals do not involve any adjustments to the existing access arrangements, and the existing driveway would be largely unaffected by the proposals. As such, parking for at least 2-3 cars would be retained within the site frontage. Accordingly, the proposals would not cause any harm to the safe operation of the adjacent highway and sufficient on-site parking would be provided in accordance with LP Policies SP6, T1 & T2, the Vehicle Parking at New Development SPD and Section 9 of the Framework.

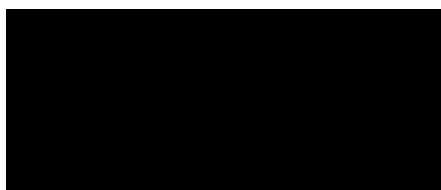


Summary & Conclusions

This letter supports a householder planning application for the extension and alteration of no.29 The Chilterns, Hitchin. For the reasons discussed in this letter, it is considered that the proposed development would be acceptable in planning terms and we look forward to a positive recommendation.

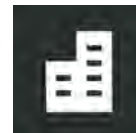
Please contact me if you require any further information in order to determine the application.

Yours sincerely,



Tom Donovan BA(Hons) MA MRTPI, Director

PETER GEORGE TOWN PLANNING



APPENDIX 1: Pre-Application Response Ref. 25/00568/PREH



www.north-herts.gov.uk

Peter George Town Planning

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Cambridge
CB2 1GE

FAO: Tom Donovan

Our Ref : 25/00568/PREH

Contact : William Thompson
Direct Line : 01462474252
Email : william.thompson@north-herts.gov.uk
Date : 30th April 2025

Dear Sir / Madam,

Pre Application Householder : Part two-storey, part single-storey side and rear extensions following the demolition of the existing detached single garage and existing rear conservatory. Reinstate green roof tiles to main roof.

29 The Chilterns, Hitchin, Hertfordshire, SG4 9PP

National Planning Policy Framework, 2021

Section 12 – Achieving well-designed places

North Hertfordshire Draft Local Plan 2011-2031

Policy SP1 Sustainable development in North Hertfordshire

Policy SP9 Design and sustainability

Policy T2 Parking

Policy D1 Sustainable design

Policy D2 House extensions, replacement dwellings and outbuildings

Policy D3 Protecting living conditions

Site and Surroundings

The application site is a two-storey, semi-detached dwelling. There is an existing detached garage and a conservatory. The surrounding streetscene has a traditional character with a majority of white painted brick and facing brick work for the walls and brown or green roof tiles. The application site resides in the Hitchin Conservation Area.

Proposal

Pre application advice is sought for *“Part two-storey, part single-storey side and rear extensions following the demolition of the existing detached single garage and existing rear conservatory. Reinstate green roof tiles to main roof.”*

Key Issues

The key issues for consideration are as follows:

- The acceptability of the design of the proposed development and its resultant impact on 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.

Principle

The proposal is an extension to a dwelling within the settlement boundary of Hitchin, where development is supported in principle. As the dwelling resides within the Hitchin Conservation Area and an Article 4 Direction, a side/rear extension would not have a permitted development fallback position.

Design and Appearance

The provided plans show that the proposed two-storey side/rear extension would extend beyond the rear most wall by 4.2m, extend beyond the side elevation wall by 2.3m and would have a hipped roof with an eave's height of 5.2m and a peak of 6.9m. The two-storey side extension would be set back from the front elevation wall by 7.0m. The proposed single storey element to the rear extension would have a width of 2.2m, match the depth of the two-storey element and have a flat roof with a height of 2.8m. The proposed single storey side extension would have a depth of 4.8m with a canopy extending a further 0.7m, would extend 2.3m from the side elevation wall and have a hipped roof with an eave's height of 2.6m and a peak of 3.7m. The front of the proposed canopy would be set back from the front elevation wall by 1.5m. The proposed extension would be set back from the northern shared boundary by 1.5m. For a semi-detached dwelling, 4.2m would be considered too deep for a two-storey rear extension; as such, as reduction of the depth to 3.5m would be considered more acceptable in design terms.

The external materials would be white painted brick to match existing and the proposal seeks to reinstate green roof tiles. As the dwelling resides in the Hitchin Conservation Area, it is

appropriate that the external finish should match the that of the original dwelling and the surrounding streetscene. In this case, white painted brick for the walls and green rooftiles would be sympathetic to the existing dwelling and surrounding streetscene.

In my view, the scale of the proposed side extension would be a sympathetic addition to the dwelling and would not be considered disproportionate. While the proposed side extension would be highly visible from the streetscene, it would be set back from the front wall and the proposed roof form and materials are considered sympathetic to the dwelling and wider street scene and would not result in an adverse effect on the character of the dwelling or the Conservation Area. While the same would be true for the materials and roof form of the proposed rear extension, the depth of 4.2m could be considered disproportionate and would require a reduction to 3.5m to be considered acceptable in design terms.

Impact on Neighbour Amenity

Regarding no.30 The Chilterns, the northern neighbour, as this dwelling is north-east of the applicant dwelling, an increase in shading would likely occur and while the proposal is set back from the shared boundary line by 1.5m, the proposed two-storey element would add significant bulk. The proposed side elevation, first-floor window is unlikely to cause more harm than the existing side elevation, first-floor window. So, the proposal, based on the current plans may result in harm in terms of overdominance and shading but not in loss of privacy to no.30 The Chilterns. A reduction in depth to 3.5m would likely mitigate these concerns.

Regarding no.28 The Chilterns, the southern neighbour, as this dwelling is south of the applicant dwelling, it is unlikely that an increase in shading would occur and given that the two-storey element is set back from the shared boundary by 2.2m, the increase in bulk would be somewhat mitigated. There would be no side elevation, first-floor windows facing no.28. So, the proposal is unlikely to result in unacceptable harm in terms of overdominance, shading or loss of privacy to no.28 The Chilterns.

Heritage Impact

The application site resides within the Hitchin Conservation Area. However, the design would be considered sympathetic to the dwelling and wider street scene and would not result in an adverse effect on the character of the dwelling or the Conservation Area.

Highways, Access and Parking

The proposal includes an increase in the number of bedrooms from 3no. to 4no. and the demolition of the garage would reduce the on-site parking provision. However, the driveway would maintain sufficient area for the provision of 2no. parking spaces. Therefore, with regard to Policy T2 of the NHLP, there would be no car parking issues arising from the development.

Biodiversity Net Gain (BNG)

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.

Conclusion

In conclusion, it is my opinion that if a planning application was submitted with the current plans, given the aforementioned points on design and neighbour amenity, the proposal may not be looked upon favourably. However, if the aforementioned concerns were addressed in a following planning application, then the proposal would be looked upon favourably.

Any advice given by Council Officers for pre-application enquiries does not constitute a formal response or decision by the council with regards to future planning permission or other consents. You should also be aware that the information provided within this document gives no guarantees about the final formal decision made on a planning application.

Yours faithfully,

William Thompson

Graduate Planning Officer

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