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Planning, Design and Access & Heritage Statement

Land at Old Foxes, North End, Kelshall, SG8 9SE

Erection of self build detached dwelling and associated works

Date February 2026



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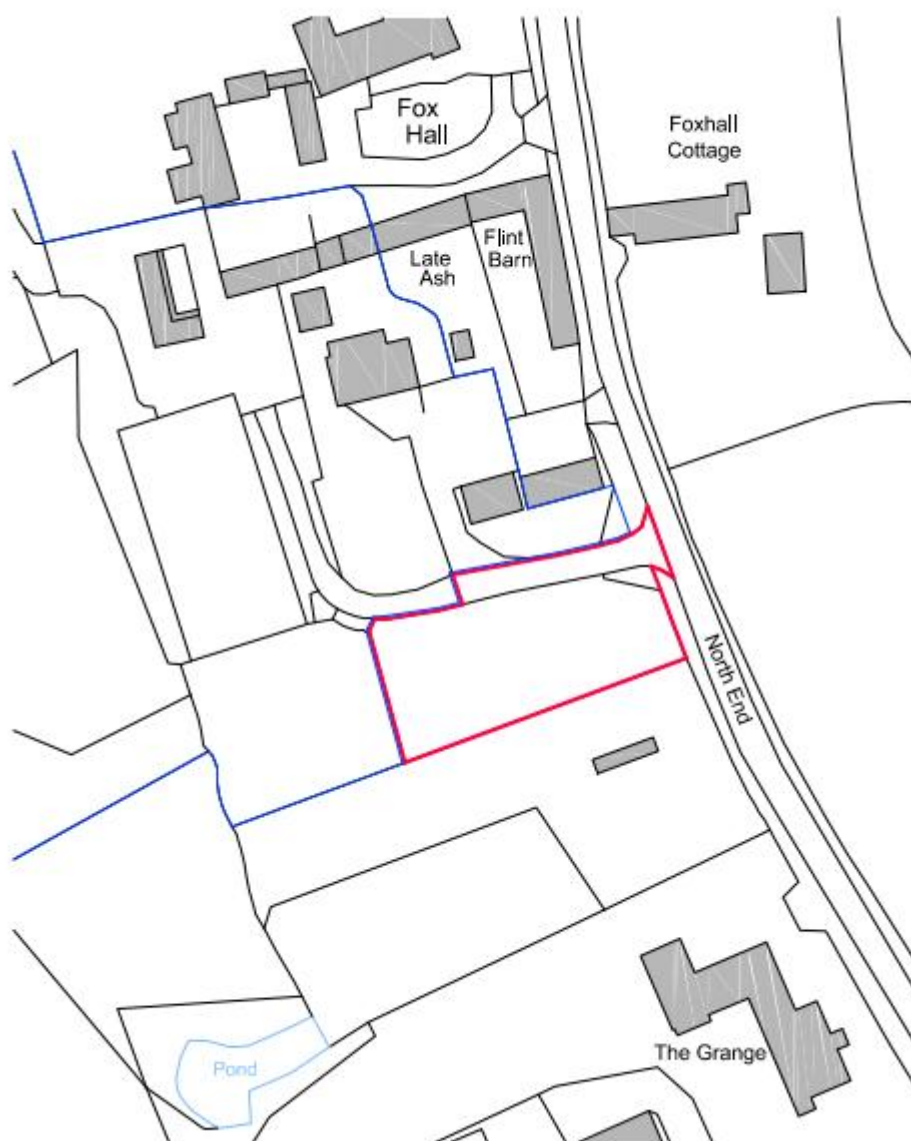
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1.0 Introduction

- 1.1 This Planning, Design and Access statement has been prepared on behalf of the applicants and relates to a proposal for the erection of a detached single storey dwelling on land adjacent to an existing dwelling at Old Foxes, North End, Kelshall, Hertfordshire SG8 9SE
- 1.2 This statement sets out the background and design detail of the proposals as well as providing an analysis of the development set against relevant national and local planning policy.

2.0 Site Description and Context

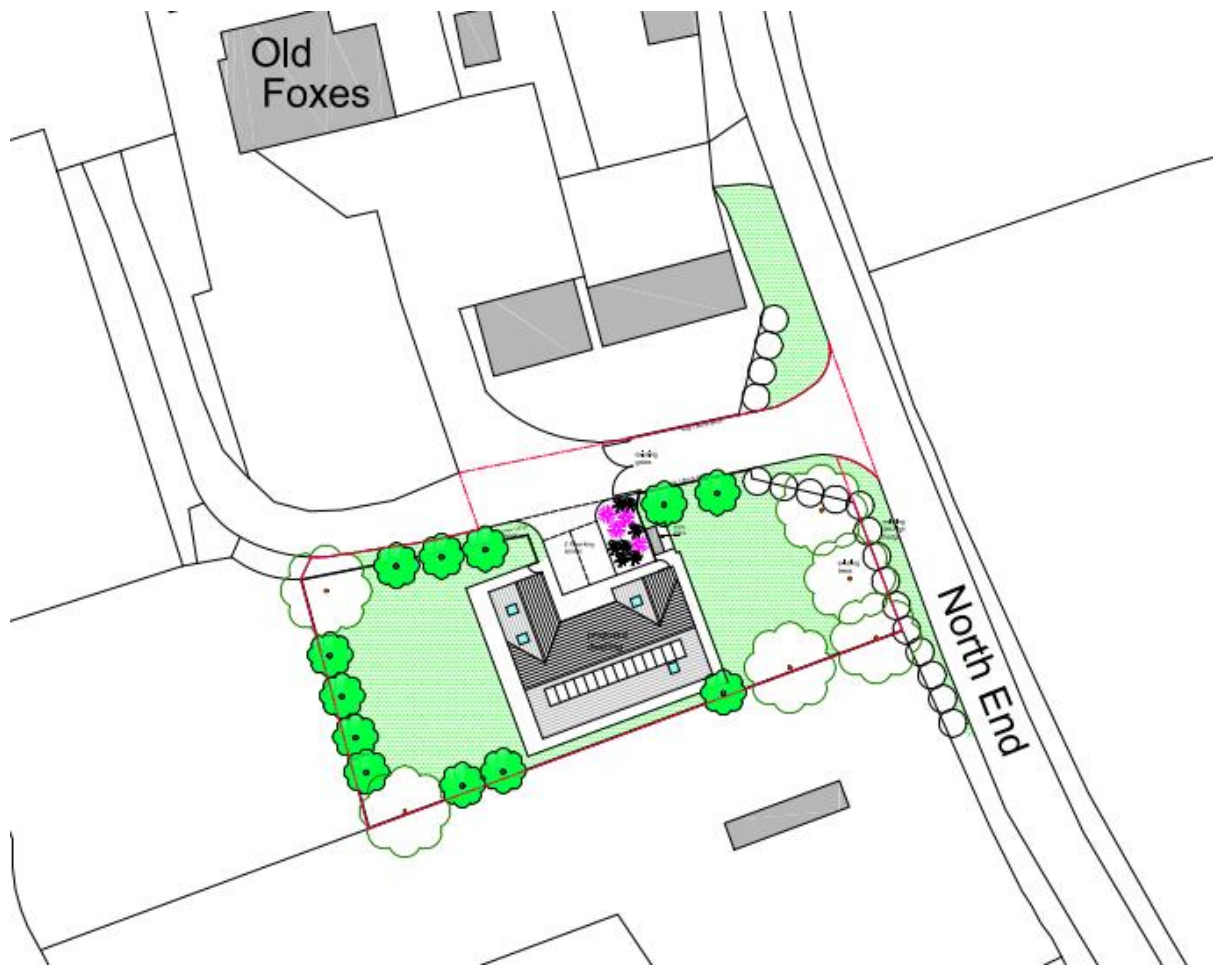
- 2.1 The application site comprises part of the curtilage to Old Foxes and consists of approximately 950 sq metres of currently open land just south of the main house and enclosed by hedgerow and trees along the majority of its boundaries. The site is accessed via a private drive off North End serving the house to the north. The site also shares a boundary with the North End carriageway.
- 2.2 The proposed residential plot is located in a central location within the village on the western side of North End, a carriageway which runs north – south and is a classified road maintained by Hertfordshire County Council as Highway Authority (C108/80).
- 2.3 To the north of the plot, opposite the access drive, is the principal dwellinghouse at Old Foxes and several converted barns in separate residential use. The site abuts paddock land to the south beyond which is a further residential property known as 'The Grange'. To the north west on the opposite side of North End is another residential property 'Foxhall Cottage' which is Grade II listed.
- 2.4 Kelshall is designated as a Category B village in the North Herts Local Plan within the built core of which infill development will be permitted. The village is washed over by the 'Rural Area beyond the Green Belt' designation in the Local Plan.
- 2.5 The plan below shows the location of the site outlined in red and its immediate surroundings:



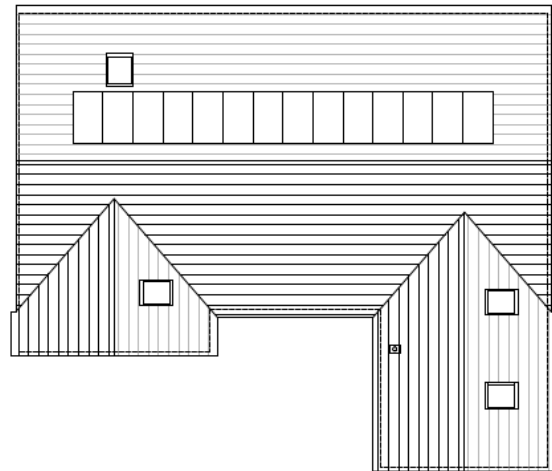
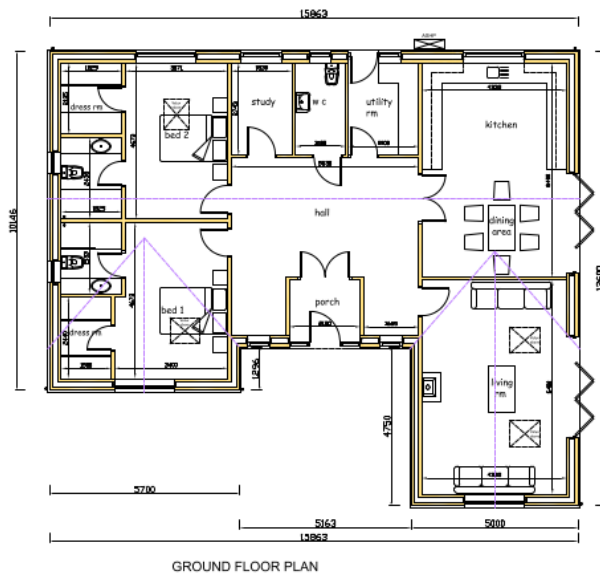
Application site and surroundings

3.0 Development Proposals

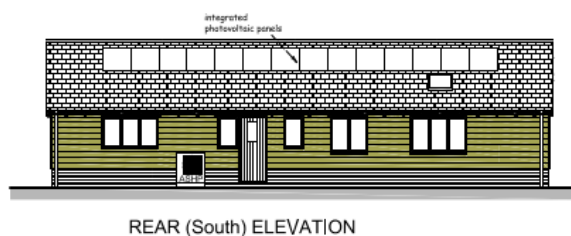
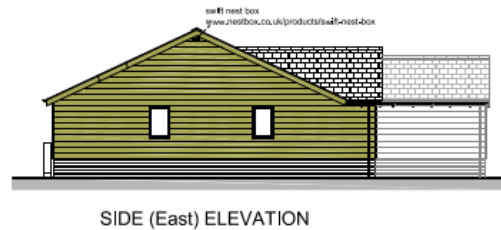
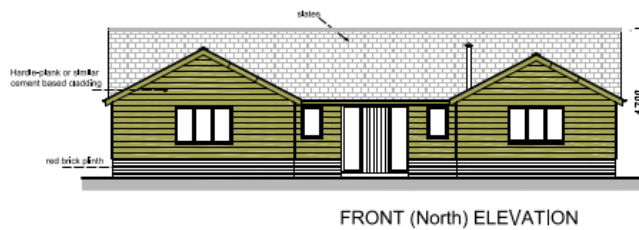
- 3.1 The proposed development involves the erection of a single storey detached self build dwelling. The dwelling would have two bedrooms, kitchen / dining area, living room and utility & WC rooms. The dwelling would measure 15.8m in width and have a maximum depth of 13.6m. A gabled roof is proposed with a maximum ridge height of 4.7m with two lower projecting gabled wings on the front elevation.
- 3.2 External materials would comprise a brick plinth with 'hardie-plank' or similar cement based cladding for all elevations. A slate tiled roof is proposed with an integrated photovoltaic array of panels on the southern roofslope. The dwelling would have an overall internal floorspace of approximately 162 sqm. The garden area allocated with the dwelling would provide some 420 sqm of external amenity space. The majority of the existing boundary planting will be retained (including that along the North End frontage) with some new planting provided.
- 3.3 Vehicular and pedestrian access is proposed off the existing private driveway and two parking spaces are proposed in front of the dwelling. A bin store would be provided in a discreet location within the site and refuse and recycling bins will be presented at the North End kerbside on collection days.
- 3.4 A separate Sustainability and Energy statement is provided with this application which proposes that the dwelling will be constructed with high energy, high thermal performance and high water efficiency standards. As part of the embedded sustainable energy features an Air Source Heat Pump (ASHP) is proposed along the rear elevation together with solar photovoltaic panels with the rear facing roofplane.
- 3.5 The drawings below show the proposed site plan, floor plans and elevations:



Proposed site plan



Floor and roof plan



Proposed Elevations

4.0 Relevant planning policy

4.1 National Planning Policy Framework (NPPF) 2024

The NPPF is a material consideration in the determining of planning applications and the relevant sections of the Framework are as follows:

Section 2: Achieving sustainable development

Section 5: Delivering a sufficient supply of homes

Section 9: Promoting sustainable transport

Section 11: Making effective use of land

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

Section 16: Conserving and enhancing the historic environment

4.2 The Development Plan

- 4.3 Section 38(6) Planning and Compulsory Purchase Act 2004 requires that planning applications should be determined in accordance with the development plan unless material considerations indicate otherwise. The Development Plan currently comprises the North Hertfordshire District Local Plan 2011 – 2031. The following policies within the current Local Plan are considered to be of relevance to this application:

Strategic Policies

Policy SP1: Sustainable Development in North Hertfordshire

Policy SP2: Settlement Hierarchy and Spatial Distribution

Policy SP5: Countryside and Green Belt

Policy SP6: Sustainable Transport

Policy SP9: Design & Sustainability

Policy SP12: Green Infrastructure, Landscape and Biodiversity

Policy SP13: Historic Environment

Development Management Policies

Policy T1: Assessment of Transport Matters

Policy T2: Parking

Policy CGB1: Rural Areas beyond the Green Belt

Policy D1: Sustainable Design

Policy D3: Protecting Living Conditions

Policy NE2: Landscape

Policy NE4: Biodiversity and Geological Sites

Policy HE1: Designated Heritage Assets

4.4 Supplementary Planning Documents

The following SPD documents are also considered relevant:

4.5 Design Supplementary Planning Document (published 2015, updated February 2025)

Vehicle Parking at New Development (September 2011)

Sustainability Supplementary Planning Document (September 2024)

4.6 Planning history

4.7 24/O2233/FP: Change of use of land from agricultural/grazing land to residential garden and erection of detached ancillary annexe. Withdrawn 3.11.2025

5.0 Planning Assessment

5.1 Principle of residential development

5.2 The village of Kelshall is located within the Rural Area beyond the Green Belt in the adopted Local Plan which advises that in such areas it is 'necessary to impose restraints on development to prevent inappropriate schemes' (paragraph 6.1).

5.3 However, as part of the Council's settlement strategy, Policy SP2 of the Local Plan identifies Kelshall as a Category B village where infilling development which does not extend the built core of the village will be allowed. Furthermore, Policy CGB1 of the Local Plan also states that in the Rural Areas beyond the Green Belt planning permission will be granted subject to certain criteria including :

a) infilling development which does not extend the built core of a Category B village

5.4 It is clear from the location of the application site in the central part of the village together with the surrounding buildings both to the north and south, as well as Foxhall Cottage to the east, that the proposal would be seen in the context of other dwellings nearby and amount to infilling development in that it would not extend the built up area or core of the village into the surrounding countryside.

5.5 The above relevant Policies in the Local Plan do define the term 'infilling' and do not prescribe a certain size of site to determine whether a proposal represents infilling.

5.6 It should be noted that there have been several planning permissions for residential infill development in recent years which set a clear precedent for infilling development in the village. These are as follows:

9 North End, Kelshall

20/02292/OP: Outline application for a single dwelling with new vehicular access onto North End (appearance, landscaping and layout reserved)(as amended by plans received on 31 March 2021). Granted 3/09/2021

23/01574/RM: Reserved Matters application for approval of the details of the design and appearance, landscaping and layout of the development for a single dwelling with new vehicular access onto North End (pursuant to outline application 20/02292/OP granted 03.09.2021). Granted 1st December 2023

Land north of Red Brick Cottage, The Street, Kelshall

22/01229/FP: Erection of a detached dwelling and garage with access, parking and landscaping. Granted on appeal, 6th September 2023

24/00065/S73: Removal of Condition 2 (approved drawing numbers - omit drawings; 2021/60/01, 2021/60/02 C, 2021/60/03 B and replace with drawings; 2021/60/01C, 2021/60/02 E, 2021/60/03 B) of planning permission 22/01229/FP granted 06.09.2023 for Erection of one detached 4-bed dwelling including new vehicular access, garage, parking and landscaping (as amended by plans received 9th August 2022). Granted 26th March 2024

24/01962/FP: Erection of custom/self-build detached 5-bed dwelling with shared vehicular access. Granted 10th December 2024

25/01325/S73: Variation of Condition 2 (revised plans) of planning permission 24/01962/FP granted on 10.12.2024 for Erection of custom/self-build detached 5-bed dwelling with shared vehicular access. Granted 9th July 2025

Red Brick Cottage, The Street, Kelshall

23/02851/FP: Erection of single storey 2-bedroom detached dwelling with associated parking and carport, following demolition of garage and store buildings. Granted 12th March 2024

25/00211/FP: Erection of one detached self-contained dwelling including bike store; parking and landscaping. Granted 27th March 2025

- 5.7 The proposed development is similar to the above approved developments in that it infills a gap within a built up frontage, follows the linear pattern of development of the village and does not extend the built core of the village into open countryside. The principle of residential development on the site is therefore considered acceptable in this location in planning policy terms being compliant specifically with Policy SP2 and Policy CGB1 of the Local Plan.

5.8 Impact on character and appearance

- 5.9 The pattern of development in Kelshall is mainly linear with most development comprising two storey detached or semi-detached dwellings fronting or close to North End and The Street although there is some in depth development extending the settlement behind the built frontage such as outbuildings, farm buildings and stables. There are however, like this proposal, examples of single storey buildings and detached bungalows within the village such as the barns around Old Foxes, the village hall, and Two Trees just to the south of the site.

- 5.10 Many of the dwellings have private driveways with cars parked discreetly behind landscaped frontages. This would remain the case with this proposal as the existing driveway to Old Foxes would be used and parking located off this drive in front of the proposed dwelling largely out of sight to the general public.
- 5.11 The properties within the village vary in age from traditional thatched cottages to modern new housing such as is the case at the new developments at Brick Cottage. There is a variety of architectural styles (both contemporary and traditional) and a wide range of materials from flintwork, render and brick to thatched roofs, slate roofs and those with plain tiles. The extensive use of hedgerow through the village softens to some extent the built character and the verdant road frontage in this case will be maintained.
- 5.12 The proposed development would be consistent with the linear character of the village following a roughly similar building line along this western part of North End. The proposal to turn the main elevation of the dwelling at right angles to the main road is not an uncommon orientation of dwellings in the village for example Foxhall Cottage, Old Foxes, Flint House in North End and several houses in Kelshall Street.
- 5.13 In terms of detailed design, the dwelling would be of a simple gabled roof form with a slate tiled roof. The external cladding above a brick plinth would be in keeping with this rural location. The design features and materials are commonly found within the village.
- 5.14 The single storey scale of the dwelling would sit comfortably alongside other single storey outbuildings and barn conversions nearby and forms a small addition to this existing group of buildings located along the western side of North End.
- 5.15 The proposed new dwelling would be set back from eastern boundary of the site maintaining the existing trees and hedgerow with North End and this, together with the single storey scale of the dwelling, will maintain the rural character of the village.
- 5.16 Considering the built form within the immediate locality and the range of architectural styles and external materials, it is considered that the proposals would not be in conflict with Local Plan Policies SP9, CGB1 and D1 which support development that is well designed and responds positively to its context.

5.17 Heritage assets

- 5.18 The application site is not within a Conservation Area and lies outside of the Area of Archaeological Significance located further south. However, there are two nearby listed buildings as follows:

Foxall Cottage (Grade II) located 55m to the north on the opposite side of North End

Foxhall (Grade II) located 85m to the north

- 5.19 As noted in the relevant listing descriptions the significance of these heritage assets lies wholly with the buildings and structures themselves, deriving their heritage significance mainly from the evidential value of their historic fabric rather than their curtilage or wider area around them. Neither of these buildings rely on the application site for their special interest and there is no historical or functional association with the application site. Furthermore, both listed buildings are some distance from the application site and separated and / or obscured from the application site by other buildings or carriageway. The single storey scale of the proposed dwelling together with the well landscaped and enclosed nature of the site would combine with the above factors to ensure a neutral impact on the historic character and setting of the two nearby listed buildings.
- 5.20 The proposed development would not therefore conflict with Local Plan Policies SP13 or HE1 or Section 16 of the NPPF.

5.21 Access and parking

- 5.22 The existing vehicular access serving Old Foxes will be used to serve the new dwelling. Additional vehicular movements associated with the new dwelling are likely to be very limited given its modest size. It is noted on the previously withdrawn application for a residential annex (24/2233/FP) that the Highway Authority were of the view that North End is not a traffic sensitive road, that the anticipated increase in vehicle movements would be minimal and that there were no highway safety concerns raised.
- 5.23 The vehicular access onto North End has a wide bellmouth and adequate visibility splays in both directions can be achieved within highway land.
- 5.24 The Council's Parking Supplementary Planning Document requires two parking spaces and these are shown within the application site clear of the access road. Cars can turn around in the access road and leave the site onto North End in forward gear. An electric vehicle charging point can be provided in accordance with Part S of the Building Regulations. A cycle store is also shown to be provided within a well landscaped location.

5.25 Having regard to the long established nature of the existing access, the low anticipated volume of additional traffic and the previous comments of the local Highway Authority in relation to application ref: 24/O2233/FP for a similar scale of development, it is considered that there would be no unacceptable impact caused to highway safety. The proposals would not conflict with Local Plan Policy T1 in this regard.

5.26 Sustainability

5.27 The application site is within a rural area where the range of shops and other services is limited. That said, the application site is within a short drive or cycle distance of Therfield, a Category A village in the Local Plan with its larger range of facilities including primary school, public house, church, recreation ground and village hall. There are also at least two footpath connections from North End and The Street at Kelshall to Therfield. The NPPF recognises that transport solutions will vary between urban and rural areas. On this basis, the development would be in a sustainable location having particular regard to paragraphs 110 and 115 of the NPPF.

5.28 Impact on neighbouring properties

5.29 There would be adequate separation distance between the new dwelling and existing properties so as not to cause unacceptable loss of privacy or loss of outlook. Noise from this compatible residential use is unlikely to be an issue in terms of residential amenity of neighbours. It is accepted that there would be potential for noise and disturbance from construction works however this would be short term and could be controlled with a planning condition requiring a Construction Management Plan

5.30 Landscaping, ecology and biodiversity

5.31 The application site has no special landscape designation. The site falls within Area 229 (Therfield – Reed Plateau) of the North Herts Landscape Study 2011. The study says that the area is considered to be of moderate to high landscape sensitivity and of moderate landscape value overall. The proposal will add some additional value to the local landscape with the proposed landscaping. All existing boundary trees and hedges will be retained.

5.32 A Preliminary Ecological Appraisal was submitted with the previous application which identified the site as modified grassland comprising frequently mown amenity grass and the area was assessed as having minimal ecological value. An Ecological Enhancement Plan condition would be accepted by the applicant in order to meet the requirements of Policy NE4 of the Local Plan. The application is presented as a self build project and as such the proposal is exempt from the full 10% biodiversity net gain requirements of the Environment Act 2021 Regulations.

5.33 Other environmental matters

5.34 The site is located within Flood Risk Zone 1 where there is the lowest risk of fluvial flooding. The Environment Agency mapping also confirms that the site is not at a potential risk of surface water flooding

5.35 The Council's Sustainability Supplementary Planning Document adopted in 2024 seeks to ensure that new developments are future proofed against the challenge of climate change. The submitted Sustainability & Energy Statement proposes that the development incorporates a high level of thermal fabric performance and renewable heating & energy generation systems (air source heat pump and photovoltaic panels). The development is therefore considered to meet the Council's aspirations in terms of mitigating the impact of new development on local climate change.

5.36 As the application site consists of modified grassland and was formerly used as agricultural or paddock land it is unlikely to contain ground pollutants. Given the residential use proposed however, the Local Planning Authority may consider that a precautionary contamination condition would be necessary, should it be minded to grant planning permission.

6.0 Summary and conclusions

- 6.1 The proposed development would be located in an area within the built core of the village and represent an infill plot. The site would not extend into the wider countryside. The development would meet the locational criteria for new development as required by Policies SP9 and CGB1 of the Local Plan.
- 6.2 The traditional style proposed, along with the siting of the dwelling in maintaining the linear form of development on this western side of North End would ensure that it would be a development that is contextually appropriate and have an acceptable effect on the character and appearance of the area. The dwelling would not be harmful to adjacent neighbours amenity. The site provides adequate on-site parking and manoeuvring and there would be no harm to highway safety.
- 6.3 The proposal would provide a family sized dwelling which given North Herts Council's current inability to demonstrate a five year supply of deliverable housing sites is of some social benefit. Further modest benefits to the local economy would stem from the construction of the dwelling and from spending of future occupants of the dwelling within the local community. From an environmental perspective, the dwelling would be designed to incorporate renewable and low carbon technology to help meet the Government's policy to meet the challenge of climate change. New planting would provide a measurable net gain for biodiversity as required by local and national planning policy.
- 6.4 As outlined above, the development would meet the social, economic and environmental objectives necessary to achieve sustainable development in accordance with the NPPF. In the absence of any significant identified harms the benefits of the proposed development weigh substantially in favour of the proposal and the Local Planning Authority is requested to support the development and grant planning permission.