

DELEGATED FILE NOTE

CASE OFFICER: ...Tabitha Kaye.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
26/00124/FPH	Single storey rear extension with glazed link to main dwelling, alterations to existing fenestration, erection of detached garage following demolition of existing outbuildings and alterations to existing pedestrian access.	Moss Rose Cottage Payne End Sandon Buntingford Hertfordshire SG9 0QU

Submitted Plan Nos

389/05A 08 Location Plan Sheet 2 of 4 389/04A 389/06A 389/07A

1.0 Policies

SECN12	Achieving well-designed places
SECN14	Meeting climate change,coastal,flooding
SECN16	Conserve + enhance historic environment
SP9	Design and Sustainability
SP13	Historic environment
D1	Sustainable design
D2	House exts, replcmnt dwellings outbuild
D3	Protecting living conditions
HE1	Designated heritage assets
T2	Parking

2.0 **Site History**

2.1 **77/01299/1: Single storey rear extension. Conditional Permission.**

- 2.2 **74/00369/1:** Erection of small extension to rear of existing cottage to be used as an extension to existing lounge. **Conditional Permission.**

3.0 **Representations**

- 3.1 **Neighbour Consultation** – No comments received at the time of writing report.

- 3.2 **Sandon Parish Council** – No comment.

- 3.3 **NHC Conservation** – No objection.

- 3.4 **HCC Highways** – No objection.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

- 4.1.1 The application site accommodates Moss Rose Cottage, a Grade II Listed two-storey cottage. Moss Rose Cottage occupies a corner plot in a prominent position on Payne End/Dark Lane. The site benefits from a large plot with numerous outbuildings and mature boundary hedges. The site is located within the Sandon settlement boundary and the Sandon Conservation Area.

4.2 **Proposal**

- 4.2.1 Single storey rear extension with glazed link to main dwelling, alterations to existing fenestration, erection of detached garage following demolition of existing outbuildings and alterations to existing pedestrian access.

4.3 **Key Issues**

4.3.1 The key issues for consideration are as follows:

- Design and impact on the Historic Environment;
- Neighbour amenity;
- Highways and parking matters;
- Environmental impacts.

Design and Impact on the Historic Environment

4.3.2 Policy D1 of the Local Plan states that development will be granted provided the design of the development appropriately and positively responds to the site's local context together with other criteria to encourage a positive and sustainable form of development. Policy HE1 emphasises how permission will be refused where proposals would cause substantial harm or a loss of significance to designated heritage assets - in this case, the Grade II Listed Building, and the Sandon Conservation Area - and permission should be refused unless it can be demonstrated that the proposal is necessary to deliver considerable public benefits to outweigh this harm or loss. Policy SP13 emphasises how great weight will be given to the potential harms to the significance of heritage assets, seeking their conservation and management of their setting. These policies comply with the LPA's statutory duty under Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, and are broadly commensurate with Section 16 of the NPPF.

4.3.3 In relation to the proposal's impact on the Sandon Conservation Area, the Conservation Officer has submitted the following comments:

Following on from a pre application the scheme has now been reduced to read as subservient to the host dwelling and the glazed link provides a clear separation between the original building and this new addition.

The setting of the Conservation Area is visually simple and uninterrupted plateau landscape of smooth, rolling chalkland hills with large rectangular fields and trees and hill tops. The village is bounded in by large tracts of open agricultural land.

The proposal is not considered to cause harm to this character and is consistent with the area of low-density housing and the prominent character of Sandon is that of a historic, rural village where the key spaces are low density areas of historic buildings around the village core.

The proposal is considered not to cause harm to the setting of the listed building or conservation area for the reasons given above.

4.3.4 As stated by the Conservation Officer, the scheme successfully implements the advice of both the Case Officer and Conservation Officer at pre-application stage. The bulk of the extension has been reduced in scale and massing to be subordinate to the main

dwelling. The reduction in scale would also move the extension away from the west boundary to reduce views of the development from Payne End/Dark Lane, which is more sympathetic to the low-rise development character of the Sandon Conservation Area. The glazed link part of the extension would clearly function as a link, is of an appropriate scale, and crucially delineates the modern extension from the historic main dwelling. Therefore, the design, scale and siting of the extension and glazed link would not have an unacceptable impact on the significance of Moss Rose Cottage or the Sandon Conservation Area.

- 4.3.5 The proposed alterations to the fenestration would include replacing windows labelled W1-W5 (see plan no. 389/06 A) with hardwood frames. The window replacements would restore 3no. historic sliding-sash windows and would reintroduce wooden frames where uPVC had been installed previously. The design and joinery details submitted demonstrates that the applicant has successfully implemented the advice of the Conservation Officer, and that the windows would be sympathetic to the character of the main dwelling. Likewise, the proposed hardwood replacement doors are acceptable in design terms and would not adversely impact the significance of Moss Rose Cottage or the Sandon Conservation Area.
- 4.3.6 The proposed detached garage would be sited to the south-east most corner of the plot and would be of a small scale in comparison with the main dwelling and proposed extension. The outbuilding would be finished with dark weather boarding to match the proposed extension. Due to its siting, small scale, and use of materials which relate well to the wider scheme, the proposed garage would have an acceptable impact on the existing site character, as well as the significance of Moss Rose Cottage and the Sandon Conservation Area.
- 4.3.7 Regarding the design of the proposal and its impact upon the historic environment, the proposed development accords with the requirements of the Planning (Listed Buildings and Conservation Areas) Act 1990, Policies SP13, D1 and HE1 of the NHLP, and Sections 12 and 16 of the NPPF.

Impact on Neighbours

- 4.3.8 Policy D3 of the Local Plan permits development that does not result in acceptable harm to the amenity of neighbouring occupiers and encourages the use of mitigation measures where necessary. Policy D3 is generally reflected by the provisions of the NPPF.
- 4.3.9 The site is reasonably distanced from neighbouring properties to the east, with the extension being positioned towards the west boundary, which sits parallel with the highway. Therefore, the proposal would not have any adverse overshadowing, overbearing or overlooking impacts in accordance with Policy D3 of the NHLP and Section 12 of the NPPF.

Highways and Parking

- 4.3.10 The proposal would not impact the existing parking capacity on site. Therefore, the proposal is commensurate with Policy T2 of the NHLP.

Environmental Implications

- 4.3.11 Policy D1 of the NHLP outlines the Council's commitment to supporting climate change mitigation through the requirement for schemes to incorporate the principles of 'sustainable design'; with which the proposal is commensurate with. Policy D1 is broadly consistent with the aims of Section 14 of the NPPF. There are no other environmental implications as a result of the proposed development.

Biodiversity Net Gain

- 4.3.12 This is a form of development which is exempt from BNG Legislation, defined under article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015 due it falling under the scope of the 'de minimis' exemption.

4.4 **Conclusion**

- 4.4.1 In the absence of material planning reasons to the contrary it is my view that planning permission is **GRANTED**.

4.5 **Alternative Options**

- 4.5.1 None.

4.6 **Pre-Commencement Conditions**

- 4.6.1 None.

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.

Proactive Statement:

Planning permission has been granted for this proposal. The Council acted proactively through early engagement with the applicant at the pre-application stage 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.

Signed  Anne McDonald	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 22 April 2026	