

PLANNING APPLICATION VALIDATION SHEET	Application:	REC
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LOCATION

Treetops Newlands Lane Hitchin Hertfordshire SG4 9BB	Application No: 26/00557/FPH
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PROPOSAL

Two storey side and rear extensions, front porch extension and erection of attached front/side garage following demolition of existing porch and garage. Raising of front gable end and replacement pitched roofs over existing dormer windows, insertion of front and side rooflights and Installation of solar panels to side roofslope. Alterations fenestration.
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CASE OFFICER: DELEGATED: Yes

AREA WEST

PARISH: St Ippolytts Parish Council

WARD: Hitchin Priory Ward

PLOTTED SITE AREA: 2864 sqm

ENV ASSESSM'T: N STAT CLASS: Q21

TPO:

FEES:	£	
Fee Required:	£528.00	
Amount Received :	£528.00	Date:; Cheque <SQLTest>
Amount Refunded::	£0.00	Officer:

Validation Items	OK	Not
Forms complete	Y	
Certificate A/ B/ C/ D	A	
Location Map	Y	
Site Plan	Y	
Floor Plans	Y	
Elevations	Y	
Work Description	Y	
Plans Match Proposals	Y	
Fees Correct	Y	
Design Statement		
Application to go to Development Team		

Notes
Confirmation from agent in agreement with amended proposal description
Development Major Minor
Design Statement Required : Yes No

Notifications / Publications Yes

Neighbours	Y
Site Notice	

Neighbours:

Millfield, Millfield Lane, St Ippolyts
Whyteleaf, Millfield Lane, St Ippolyts
Grassways, Newlands Lane, Hitchin
The Cottage, Newlands Lane, Hitchin
The White House, Newlands Lane, Hitchin
Gosmore Cross, Newlands Lane, Hitchin
Kurinji, Millfield Lane, St Ippolyts
4 Gosmore Gate, Hitchin, Hertfordshire
Aspen, Newlands Lane, Hitchin

(&type)							
Press Notice (&type)							
Parish/Town Council							
Consultations		Yes		Service Providers			
				Yes			
Highways Agency				COMMENTS:			
Hertfordshire Highways							
Hertfordshire Ecology							
Historic England							
Amenity Bodies							
Environment Agency							
SUDS - Lead Local Flood Authority							
Anglian							
Affinity Water							
Env Health (Contaminated Land)							
Env Health (Noise/Other Nuisance)							
Env Health (Air Quality/Electric Vehicle)							
Conservation Surgery							
Conservation							
Archaeologist							
Planning Policy							
Legal							
Waste Department							
Others							
Date app rec'd: 03.03.26		Target Date to Register application: 10.03.26		Initial Validation Nikki		Date: 13.03.26	
				Officer Validation		Date:	
						Booking In	
						Date:	

APPLICATION INFORMATION:

SITE HISTORY

Reference Number	Description	Status	Decision Date
83/00991/1	Erection of single storey side and rear extensions	Conditional Permission	
92/00449/1	Two storey side extension and new entrance porch. New pitched roof over study.	Conditional Permission	
97/00176/1HH	Construction of detached garden studio. Rear		
19/00347	extension to garage TLC NLIS Search, reference number: 1CH_PIE:2802471031610		29.01.2019

Related Site History:

Ref: 06/00082/1HH | Address: The White House, Newlands Lane, Hitchin, SG4 9BB | Proposal: Two storey side and rear extension, single storey side extension and two storey front extension | Date Valid: 01/02/2006 | Status: CP

Ref: 05/01671/1HH | Address: The White House, Newlands Lane, St Ippolyts, SG4 9BB | Proposal: Two storey outbuilding to facilitate double garage and WC at ground floor and games room over. | Date Valid: 10/11/2005 | Status: CP

Ref: 11/02804/1HH | Address: Grassways, Newlands Lane, Hitchin, SG4 9BB | Proposal: Two storey front extension; part single and part two storey side extension; single storey rear "orangery" extension and front extension to existing garage building as variation of planning permission 11/01737/1HH granted 09 September 2011 | Date Valid: 09/11/2011 | Status: CP

Ref: 11/01737/1HH | Address: Grassways, Newlands Lane, Hitchin, SG4 9BB | Proposal: Two storey front extension; part single and part two storey side extension; single storey rear "orangery" extension and front extension to existing garage building | Date Valid: 20/07/2011 | Status: CP

Ref: 83/00991/1 | Address: Treetops, Newlands Lane, Hitchin, SG4 9BB | Proposal: Erection of single storey side and rear extensions | Date Valid: 17/06/1983 | Status: CP

Ref: 92/00449/1 | Address: Treetops, Newlands Lane, Hitchin, SG4 9BB | Proposal: Two storey side extension and new entrance porch. New pitched roof over study. | Date Valid: 09/04/1992 | Status: CP

Ref: 97/00176/1HH | Address: Treetops, Newlands Lane, Hitchin, Herts, SG4 9BS | Proposal: Construction of detached garden studio. Rear

extension to garage | Date Valid: 21/02/1997 | Status: INSFEE

Heathrow Airport Aerodrome Safeguarding Zone

Name: Heathrow Airport Aerodrome Safeguarding Zone | Description: Where the buildings exceed 150 metres in height (492.1 feet) please consult Heathrow Airport at safeguarding@heathrow.com.

Due to recent change in CAA regulatory requirement of CAP 785 Part B Implementation and Safeguarding of Instrument Flight Procedures (IFPs) in the UK. This extended safeguarding zone is to be in effect by April 2025. | Ref: 24/00074/HEATHR | Ceased Date: | Constraint Type: Heathrow Airport Aerodrome Safeguarding

Hitchin Settlement Boundary

Name: Hitchin Settlement Boundary | Description: Settlement Boundary (Policy SP2) | Ref: 22/00341/LPSB | Ceased Date: | Constraint Type: Settlement Boundary (Policy SP2)

Name: Minerals Safeguarding Area | Description: Sand And Gravel | Ref: 23/00120/MINSA | Ceased Date: | Constraint Type: Minerals and Site Safeguarding Areas

Name: Hitchin | Description: | Ref: 610313 | Ceased Date: | Constraint Type: North Herts Settlements

Hitchin

Groundwater Source Protection Zone 2 (Outer Zone)

Name: Groundwater Source Protection Zone 2 (Outer Zone) | Description: Refer to the Environment Agency - <https://www.gov.uk/guidance/groundwater-source-protection-zones-spzs> | Ref: 25/00081/SPZS2 | Ceased Date: | Constraint Type: Source Protection Zones 2

Groundwater Source Protection Zone 3 (Total Catchment)

Name: Groundwater Source Protection Zone 3 (Total Catchment) | Description: Refer to the Environment Agency - <https://www.gov.uk/guidance/groundwater-source-protection-zones-spzs> | Ref: 25/00080/SPZS3 | Ceased Date: | Constraint Type: Source Protection Zones 3