

DELEGATED FILE NOTE

CASE OFFICER: ...Melissa Tyler.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/02588/FP	Erection of detached outbuilding.	The Great Barn Rabley Heath Road Codicote Welwyn Hertfordshire AL6 9UA

Submitted Plan Nos

8402-P05B 8402 P05B 8402-P06A 80402-P06B

D1	Sustainable design
D3	Protecting living conditions
HE1	Designated heritage assets
SECN12	Achieving well-designed places
SECN13	Protecting Green Belt Land
SECN16	Conserve + enhance historic environment
SP5	Countryside and Green Belt

2.0 Site History

- 2.1 **23/01344/FPH** Conversion of outbuilding to office including replacement roof **Conditional Permission**
- 2.2 **23/01338/LBC** Conversion of outbuilding to office including replacement roof **Conditional Consent**
- 2.3 **25/00909/LBC** Internal and external alterations to existing garage to facilitate conversion into habitable accommodation. **Conditional Consent**
- 2.4 **25/00841/FPH** Alterations to existing fenestration to facilitate conversion of garage into habitable accommodation and installation of rooflight to existing roof. **Conditional Permission**

3.0 Representations

3.1 Site Notice & Neighbour Notifications – None received.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

- 4.1.1 Great Barn is accessed from Rabley Heath Road via a shared access road. As you enter the property there is a courtyard area enclosed by a brick boundary wall, Great barn and the outbuilding. The property is located just outside the settlement of Codicote and is Grade II listed. The listing states the following:

EAST BARN AT SISSERVERNES GV II Barn. Late C16, said to be 1592. Weatherboarded. Plain tile roof. Tarred brick base. 5 bays. Heavy box frame walls with close-set studs and deep mid-height rail. Tie beams with curved braces. Arch-braced collar purlins. Some curved wind braces. Later gabled cart entrance on SE side. C18/19 timber frame extension on SW.

4.2 **Proposal**

- 4.2.1 Planning permission is sought for the erection of detached outbuilding.
- 4.2.2 The proposed timber outbuilding will provide an enclosed equipment room to support the ongoing management, maintenance, and ecological stewardship of the woodland.
- 4.2.3 The outbuilding has a maximum height of 3.5 metres to the ridge and eaves height of 2.5 metres. The outbuilding has a floorspace of approx. 25 sq metres. Materials include timber boarding painted black and felt roof.

4.3 **Key Issues**

- 4.3.1 The key issues for consideration include the impact of the development upon the green belt, setting and special character of the listed building, the design and appearance of the proposed development, the effect on living conditions of neighbouring properties, and the effect on parking and highways.

Green Belt

- 4.3.2 The site lies within the North Hertfordshire Green Belt, in an established area of mature woodland planted approximately 25 years ago. The woodland has developed into a valuable biodiversity habitat, comprising native trees, managed hedgerows, and features that support owls, bats, hedgehogs, deer, and foxes. The woodland is regularly maintained to encourage habitat diversity and ecological health.
- 4.3. Paragraph 154 of the Framework advises the new buildings in the Green Belt should be regarded as inappropriate except in certain specified circumstances, and Paragraph 154(a), allows for the erection of buildings for agriculture and forestry. The proposed development,

given its appropriate scale, siting to the rear, and limited visibility from within public viewpoints, would not be a disproportionate addition over and above the size of the original building.

- 4.3.3 Given the above, it is therefore considered that the proposed outbuilding is considered to be acceptable with regards to its relationship with the Green Belt and is therefore compliant section 13 of the NPPF and Policy SP5 of the Local Plan.

Design and heritage

- 4.3.4 The proposal seeks to erect an outbuilding which is a modest, functional, and sensitively designed structure that provides essential support for the ongoing maintenance of a mature woodland within the Green Belt. The proposed materials will be in keeping with the existing woodland surroundings. The building is within the curtilage of the listed building but is well screened from the Listed Building and no physical works are proposed to the host dwelling.
- 4.3.7 This is considered in line with Section 12 and 16 of the National Planning Policy Framework and Policies HE1, D1 and D2 of the Local Plan.

Impact on Neighbours

- 4.3.8 Given the relationship with the neighbouring dwellings it is my opinion that this proposal will not affect any private neighbouring amenity.
- 4.3.9 This development is therefore considered in accordance with D3 of the Local Plan and Section 12 of the NPPF.

Environmental Implications

- 4.3.10 The proposed outbuilding directly supports the ongoing forestry and woodland management activities within the site, providing a necessary facility for storage of maintenance equipment.

4.4 **Conclusion**

- 4.4.1 Overall, as stated above it is considered that the proposed development is compliant with the necessary provisions of both the Local Plan policies and the guidelines set out in the NPPF.

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.

Biodiversity Net Gain

1. This development is not subject to the statutory Biodiversity Gain Plan condition because it is considered exempt under the statutory exemptions (<https://www.gov.uk/guidance/biodiversity-net-gain-exempt-developments>) or transitional arrangements in respect of the biodiversity gain condition.

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  Anne McDonald	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 10 February 2026	