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| <b>DELEGATED FILE NOTE</b> |
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**CASE OFFICER:** ...Tabitha Kaye.....

| APPLICATION<br>REFERENCE | BRIEF DESCRIPTION OF<br>DEVELOPMENT                                                                                                                                                                          | APPLICATION SITE                                                                |
|--------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------|
| 26/00131/FP              | Replacement roof to existing rear conservatory and insertion of nine rooflights. Erection of timber arbour, installation of fencing, post lamps and raised fixed planters (amended plans received 11.03.26). | The Green Man<br>5 High Street<br>Offley<br>Hitchin<br>Hertfordshire<br>SG5 3AR |

**Submitted Plan Nos**

Location Plan 9319-04-03 9319-01-01 9319-02-01 9319 - 01-02 9319 - 04-01 9319 - 04-02 9319 - 04-04

## 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                      |
| D3     | Protecting living conditions            |
| HE1    | Designated heritage assets              |
| T2     | Parking                                 |

## 2.0 **Site History**

- 2.1 20/02577/FP: Erection of outdoor shed kitchen and bar unit, open pergola with polycarbonate roof and festoon lighting, installation of paved areas with outdoor seating

(as amended by plans received 19.03.21 and 27.04.21). Conditional Permission (19/08/2021).

2.2 11/02140/1: Installation of one 2250 ltr. LPG tank following removal of existing 3 number 1410 ltr LPG tanks. Erection of brickwall and timber fence boundary following removal of existing hedgerow. Conditional Permission (31/10/2011).

2.3 83/00433/1: Erection of single and two storey extensions and alterations, provision of 28 additional parking spaces. Conditional Permission (29/03/1983).

### 3.0 **Representations**

3.1 **Neighbour Consultation** – one received in objection. Including: No.3 High Street. Comments are summarised below:

- Intensification in commercial use and subsequent noise disturbance;
- The site's driveway is in poor condition and conflicts with the entrance to no.3 High Street;
- Light pollution from proposed post lighting;
- Proposed landscaping would 'suburbanise' the site character.

3.2 **Offley Parish Council** – No comments received.

### 4.0 **Planning Considerations**

#### 4.1 **Site and Surroundings**

4.1.1 The application site accommodates The Green Man, a Grade II Listed public house located along High Street, Offley. The site is within the Offley settlement boundary and Offley Conservation Area.

#### 4.2 **Proposal**

- 4.2.1 Replacement roof to existing rear conservatory and insertion of two rooflights. Erection of timber arbour, installation of fencing, post lamps and raised fixed planters.

### 4.3 **Key Issues**

- 4.3.1 The key issues for consideration are as follows:

- The acceptability of the design of the proposed development and its impact on the character and appearance of the area;
- The impact of the proposed development on the historic environment;
- The impact of the proposed development on the living conditions of neighbouring properties;
- Highways and parking matters;
- The impact of the proposed development on the environment.

#### Design

- 4.3.2 Policy D1 of the NHLP require that development proposals respond positively to the site's local context. Policy D1 is broadly consistent with paragraph 135 of the NPPF.
- 4.3.3 Presently, the front of the building is used as an open seating area with no demarcation. The application proposes hardscaping to the front and side of the building to formally accommodate an additional seating area. The area boundary would be 3.5m forward of the principal elevation (measured from the existing porch entrance) and would span across the front and partially wrap around the side of the building facing the car park. To the front, the area would be enclosed by 1m high black metal estate fencing with an entrance gap. The entrance would be marked by post lamps, measuring 1.3m in height. To the side, the area would be enclosed by 0.7m high raised fixed timber planters, to include a timber arbour for access, measuring 2.3m in height and 2.4m in width.
- 4.3.4 The front area is already used for seating. Therefore, low-rise treatments, such as the estate railing and fixed planters, would not have a drastically different visual impact on the character of the building. The timber arbour would be light in design and of an appropriate scale. The arbour's siting to the side of the building would not obscure the principal elevation, as viewed from the street. The post lamps would be acceptable in their scale and design. The neighbour objection suggested that these works would 'suburbanise' the character of the site. However, on account of the scale of the proposed developments and the existing front seating, it is considered that the proposal would not significantly alter the character of the site and is therefore acceptable.
- 4.3.5 The application also proposes to replace the conservatory roof, to include the insertion of 9no. roof lights. The roof replacement would be a pitched slate roof to match the existing roof materials of other single-storey buildings on site. The conservatory is positioned to the rear of the site and is not highly visible from the street or neighbouring

sites. Therefore, the proposed roof replacement and roof lights would not have an adverse impact on the character of the site or the locality.

- 4.3.6 The proposal is therefore considered to accord with Policies D1 of the Local Plan, as well as paragraph 135 of Section 12 of the NPPF.

#### Impact on the Historic Environment

- 4.3.7 Policy HE1 states that proposals affecting heritage assets should preserve the significance of the asset and its setting, as is supported by Policy SP1 of the Local Plan and paragraphs 208 and 212 of Section 16 of the NPPF. These policies are commensurate with the LPA's statutory duties under s.66 and s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.
- 4.3.8 As confirmed by the Conservation Officer, the proposed works to the conservatory would be unobjectionable regarding their impact on the Listed Building and Conservation Area. The proposed development to the front of the site would consist of low-rise and light hardscaping works and would therefore not have an unacceptable impact on these heritage assets.
- 4.3.9 Therefore, in regard to impact on heritage assets, the proposed development accords with the requirements of the Planning (Listed Buildings and Conservation Areas) Act 1990, Policy HE1 of the Local Plan, and paragraphs 208 and 212 of the NPPF.

#### Impact on Neighbours

- 4.3.10 A core planning principle set out in Section 12 of the NPPF is to always seek to secure a good standard of amenity for all existing and future occupants of land and buildings. This principle is reflected in the provisions of Policy D3 of the NHLP.
- 4.3.11 The site is adequately distanced from neighbouring residences and therefore would not have an adverse impact on the amenity of these properties in relation to overlooking, overshadowing or overbearing.
- 4.3.12 A neighbouring resident has cited concerns regarding noise disturbance. As there is already seating provision to the front the site, it is not considered that the proposal would generate an unacceptable increase in noise levels. The neighbour also raised concerns regarding light pollution from the proposed post lamps. The post lamps would be relatively small in scale and therefore would not cause an unacceptable level of light pollution.
- 4.3.13 The proposed replacement conservatory extension would not result in harm to the reasonable living conditions and well-being of neighbours and therefore accords with Policy D3 of the NHLP and Section 12 of the NPPF.

#### Highways and Parking

- 4.3.14 The neighbour concern has highlighted the existing condition of the access point. However, the proposed development would have no bearing on access or parking matters and therefore meets the requirements of Policy T2 of the NHLP.

#### Environmental Implications

- 4.3.15 The proposed development would be consistent with the criteria set out in Policy D1 of the NHLP '*Sustainable Design*'. There are no other significant environmental implications as a result of the proposed development.

#### Biodiversity Net Gain:

- 4.3.14 The proposed works would relate to existing development and hardstanding only. Therefore, the applicant's 'de-minimis' claim is accepted and the application is exempt from BNG Legislation, defined under article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015.

### 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.

### **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. The Council acted proactively through positive engagement with the applicant during the determination process 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.

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| <p>Signed</p> <p></p> <p>Anne McDonald</p> <p>Determining Officer</p> | <p>Development Management<br/>North Hertfordshire District Council<br/>Council Offices<br/>Gernon Road<br/>Letchworth<br/>Herts<br/>SG6 3JF</p> |
| <p><b>Date:</b> 16 March 2026</p>                                                                                                                      |                                                                                                                                                 |