

DELEGATED FILE NOTE

CASE OFFICER: ...Alex Howard.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/00855/S73	Amendment to Condition 2 (approved plans) of planning permission 85/01010/1 granted on 17/10/1985 for Erection of two detached agricultural workers dwellings with garages and formation of new vehicular access (as amended by plan received 23rd May 2025).	Land At Hall Farm Homefield Lane Langley Hertfordshire SG4 7PN

Submitted Plan Nos

1405-P-001 1405-P-003 1405-P-004 1405-P-005 P-006 1405-P-002A

1.0 Policies

D1	Sustainable design
D3	Protecting living conditions
HE1	Designated heritage assets
SECN12	Achieving well-designed places
SECN16	Conserve + enhance historic environment

2.0 **Site History**

- 2.1 **22/01885/LDCE** - Confirmation that works have commenced in relation to Condition 1 of Planning permission 85/01010/1 granted 17.10.1985.

Granted

- 2.2 **85/01010/1** - Erection of two detached agricultural workers dwellings with garages and formation of new vehicular access.

Conditional Permission

3.0 **Representations**

- 3.1 **Site Notice and Neighbour Consultation** – Comments received from 61 Granby Road, Stevenage, objecting to the proposal on the following grounds (summary):

- ☐ Concerns over the impact of the development on the new Langley BR5, in terms of poor visibility for walkers and horse riders.

- 3.2 **Hertfordshire Highways** – Requested further information into relevant highway and access matters.

- 3.3 **Environmental Health (Air Quality, Land Contamination, Noise)** – Requested further details regarding proposed Air Source Heat Pump.

- 3.4 **Waste and Recycling** – Requested further information on waste collection.

3.5 **County Archaeology** – No comments.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The application site is a small field located on Homefield Lane, Langley. The site is within the Green Belt.

4.2 **Proposal**

4.2.1 The application proposes the variation to Condition 2 (approved plans) of planning permission 85/01010/1 granted on 17/10/1985 for Erection of two detached agricultural workers dwellings with garages and formation of new vehicular access.

4.2.2 For the avoidance of doubt, the proposed changes seek to alter the scale, siting and external appearance of the two detached dwellings. The dwellings would have a higher quality design and materials finish, and make better use of the site's orientation, than the previously approved scheme.

4.3 **Key Issues**

4.3.1 The principle of these works is already established by application ref: 85/01010/1 and the following application under ref: 22/01885/LDCE, which confirmed that a material start was made on site for the host permission within the required time frames. Therefore, the consideration of this application is how acceptable the proposed amendments to the scheme are relative to that which was approved.

4.3.2 The site is within the Green Belt, where under normal circumstances the application would need to be considered against the exceptions to inappropriate development in the Green Belt, set out under Para 154 and 155 of the NPPF. However, because this application is only seeking to amend the external appearance of the two dwellings which already have planning permission and a Lawful Development Certificate confirming a material start was made on site, there is no need to consider these matters in this instance.

Design

4.3.3 Policy D1 of the Local Plan states that planning permission will be granted provided that development responds positively to the site's local context in addition to other criteria. These considerations are echoed in Section 12 of the NPPF.

4.3.4 The pair of detached rural workers dwellings approved under the original application from 1985 were relatively standard in terms of their scale, form and external appearance, which is largely considered to be down to the era the host permission was considered in. The proposed amendments to the consented scheme seek to alter the external appearance of the dwellings considerably, to make them more modern whilst also exhibiting a design that is suitable in this rural context.

- 4.3.5 Plot A would be taller and wider than the consented dwelling and be finished in red facing brickwork with cream flint infill, grey slate roof tile and white uPVC heritage windows and doors, whilst also incorporating an Oak front door. This plot would also benefit from a modest detached garage building which would resemble an open car port form, rather than have the garage attached to the dwelling as is approved. Plot B would be taller than the consented dwelling but would largely occupy the same footprint, finished in red facing brick/red hanging tiles, grey slate tiles and white uPVC heritage windows and doors. Solar panels are proposed on both garages. Overall, the changes to the proposal are considered to be positive and are within the scope of the parent permission. The solar panels would likely benefit from a permitted development fallback position once these dwellings are erected.
- 4.3.6 The proposal is therefore deemed acceptable in design terms and in accordance with Policy D1 of the Local Plan and Section 12 of the NPPF.

Impact on Neighbours

- 4.3.7 Policy D3 of the Local Plan states that planning permission will be granted for development proposals which do not cause unacceptable harm to living conditions.
- 4.3.8 The proposed changes to the scheme are unlikely to result in any materially detrimental impacts upon the reasonable living conditions and well-being of neighbours, with respect to overdominance and loss of daylight/sunlight, given the scale and type of changes proposed herein.
- 4.3.9 As such, the proposal will not cause unacceptable harm to living conditions, in line with Policy D3 of the Local Plan.

Access

- 4.3.10 The proposal seeks to utilise the existing field access at the site for Plot A and the access permitted through the host permission for Plot B, which is considered acceptable on this end of lane location with limited traffic.

Heritage Impacts

- 4.3.11 The site is approx. 50m from the Farmers Boy Pub, which is a grade II listed building. Given the location of the site relative to this building, which is round a corner where intervisibility will not occur, it is considered that the development will not cause harm to this designed heritage asset, in line with Policy HE1 of the Local Plan and section 16 of the NPPF.

Biodiversity Net Gain

- 4.3.12 This proposal is exempt from BNG as it is a Section 73 application.

Other Matters

- 4.3.13 It is acknowledged that a number of statutory and non-statutory consultees have commented on this application seeking further details, such as the Highway Authority and Waste/Recycling Service. However, it is considered that the scope of this

application is limited to the changes proposed in the application, which is the variation of Condition 2 to change the design and siting of the two dwellings. The applicant could in theory build out the original scheme, evidenced through the recent Lawful Development Certificate, such that it is considered unreasonable and unnecessary to request further information on the matters raised.

- 4.3.14 In relation to the concerns raised regarding safety for walkers and horses on the Langley BR5, this is not a material consideration for this application which is merely seeking to amend the design of a previously consented scheme, which could be implemented anyway.

4.4 **Conclusion**

- 4.4.1 The proposal is considered acceptable in planning terms and in accordance with the relevant local and national planning policies.

4.5 **Alternative Options**

- 4.5.1 N/A

4.6 **Pre-Commencement Conditions**

- 4.6.1 N/A

5.0 **Recommendation**

- 5.1 That planning permission be **GRANTED** subject to the following conditions.

1. 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.

2. The occupation of the dwelling shall be limited to a person solely or mainly employed, or last employed, in the locality in agriculture as defined in Section 336 of the Town and Country Planning Act 1990, or in forestry, or a dependent of such a person residing with him or her, or a widow or widower of such a person.

Reason: The site is within an area where there is a presumption against new development unless it is essential for agricultural or other special reasons. Permission in this case is granted solely in the light of the agricultural necessity and thus the occupation of the dwelling is restricted to ensure its continued use in fulfilling that need.

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.

Signed  Anne McDonald	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 17 June 2025	