

DELEGATED FILE NOTE

CASE OFFICER: ...Henry Thomas.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/02343/FP	Erection of stables and use as paddock land.	Land Adjacent To Beresfords Gardiners Lane Ashwell Baldock Hertfordshire SG7 5JD

Submitted Plan Nos

L-01 Rev A L-02

D1	Sustainable design
D3	Protecting living conditions
SP1	Sustainable development in North Herts
SP9	Design and Sustainability
CGB1	Rural Areas beyond the Green Belt.
T1	Assessment of transport matters
HE1	Designated heritage assets
SECN12	Achieving well-designed places
SECN14	Meeting climate change,coastal,flooding
SECN16	Conserve + enhance historic environment

2.0 **Site History**

2.1 None relevant to this proposal.

3.0 **Representations**

3.1 **Site Notice and Neighbour Consultation** – None received.

3.2 **Ashwell Parish Council** – No objection

3.3 **NHC Ecology** – No objection subject to conditions.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 Beresford is a Grade II listed dwelling on the east side of the Gardiners Lane. The application site relates to the adjacent field due south of the dwelling. Both the field and the dwelling lie outside the settlement boundary for Ashwell and within the rural area beyond the green belt.

4.2 **Proposal**

4.2.1 Planning permission is sought for the erection of stables and use as paddock land.

4.2.2 The proposed change of use and subsequent development is to facilitate the applicants private keeping of horses at the site. The proposal is not for commercial purposes.

4.2.3 The proposed stable would measure approx. 12.06m x 5.42m with a gable pitched roof (2.14m to eaves, 3.185m to ridge).

4.2.4 The proposed materials are:

Roof – Profiled Steel Sheet Roofing

Walls – Horizontal Timber Boarding

Doors – Timber stables doors

4.3 **Key Issues**

4.3.1 The key considerations are:

- The Principle of Development in the Rural Area beyond the Green Belt
- Design/Impact on the Character of the Area
- Impact on the Amenities of Neighbouring Properties
- Highways, Access and Parking
- Heritage Assets
- Landscaping

The Principle of Development in the Rural Area Beyond the Green Belt

4.3.2 The site is within the Rural Area Beyond the Green Belt. Policy CGB1 states that planning permission will be granted provided that the development “would provide land or facilities for outdoor sport, outdoor recreation and cemeteries that respect the generally open nature of the rural area.

- 4.3.3 The proposed stables have been designed with a shallow pitch and has been located along the boundary of the site with the dwelling to minimize its impact on the openness of the area. In my view, the proposal would comply with policy CGB1.
- 4.3.4 I note that the DAS states that a barn formerly sat upon the site but was removed in 2018. In my view, given the length of time the site has remained undeveloped, I do not attribute any weight to this.

Design/Impact on the Character of the Area

- 4.3.5 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. Policy SP9 of the Local Plan further considers that new development will be supported where it is well designed and located and responds positively to its local context. These considerations are echoed in Section 12 of the NPPF.
- 4.3.6 The proposed stable building would be of a classic stable block footprint with a gable pitch. The shallow pitched roof would be typical of a rural stable building. The materials to be used are seen in many rural and equine related buildings. As such, I consider that the design and appearance of the building is appropriate to this rural location.

Impact on the Amenities of Neighbouring Properties

- 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 development would be sited away from any neighbouring dwellings and therefore would not harm neighbouring amenity. The use of the site is considered to be intermittent and informal, as it is to be privately used by the applicant.
- 4.3.9 As such, the proposal would comply with Policy D3 of the Local Plan.

Highways, Access, and Parking

- 4.3.10 The proposal would not alter the existing vehicle access to the field from Gardiners Lane. Given this proposal seeks to use an existing access, no hardstanding is proposed and the proposal is for private usage. Vehicle access to the site is considered to be limited and infrequent. As such, it would be unlikely to generate any significant increase in traffic.

Heritage Assets

- 4.3.11 In my opinion, given the nature of the development and the separation between this proposal and the Listed building, the proposal would not result in any level of harm to the setting or significance of this heritage assets. This is in accordance with Policy HE1 of the Local Plan and Section 16 of the NPPF.

Climate Change

- 4.3.12 The proposed development would be relatively small in scale and would have no significant implications for the local environment in terms of carbon emissions and therefore would be generally in compliance with Section 14 of the NPPF.

Biodiversity

- 4.3.13 The proposal and the submitted Biodiversity Gain Plan have been considered by the North Herts Ecologist and is considered acceptable. The proposal will be subject to the mandatory requirements of Biodiversity Net Gain under Article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015.
- 4.3.14 Overall, the proposal would have an acceptable ecological impact subject to the mandatory BNG condition which would deliver measurable gains in biodiversity, in accordance with Policy NE4 of the Local Plan.

4.4 **Conclusion**

- 4.4.1 The proposed development is considered acceptable and in accordance with Policies SP1, SP9, D1, D2 and D3 of the NHLP 2011-2031 and Sections 2, 12 and 13 of the NPPF 2024.

4.5 **Alternative Options**

- 4.5.1 N/A

4.6 **Pre-Commencement Conditions**

- 4.6.1 The agent is in agreement to the proposed pre-commencement conditions.

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.

3. The development hereby granted permission shall be used solely for the private use in association with Beresford, and shall not be used for or in connection with any commercial activity.

Reason: The site is within the Green belt wherein development for commercial purposes would not be allowed unless special reasons or justification is presented to allow the policy presumption against development to be relaxed. NPPF Section 13.

4. There shall be no external lighting unless otherwise agreed in writing by the local planning authority.

Reason: In the interests of the appearance of the locality within the countryside. LP Policy NE4.

Biodiversity Net Gain

1. The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for the development of land in England is deemed to have been granted subject to the condition "(the biodiversity gain condition)" that development may not begin unless:
 - (a) a Biodiversity Gain Plan has been submitted to the planning authority, and
 - (b) the planning authority has approved the plan.The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan if one is required in respect of this permission would be North Hertfordshire District Council.
There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply (<https://www.gov.uk/guidance/biodiversity-net-gain-exempt-developments>).
Based on the information available this permission is considered to be one which will require the approval of a biodiversity gain plan before development is begun because none of the statutory exemptions or transitional arrangements are considered to apply.

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 Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 3 December 2025	