

DELEGATED FILE NOTE

CASE OFFICER: ...Vicki Wood.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
26/01777/FPH	Widening doorway of existing detached garage.	16 High Street Ashwell Baldock Hertfordshire SG7 5NW

Submitted Plan Nos

Location Plan 2602-99E (01) 2602-99P (01)

1.0 Policies

1.0 Local and National Policy

1.1 **National Planning Policy Framework (NPPF) (2026)**

Chapter 4 Achieving sustainable development

Policy S3: Presumption in favour of sustainable development

Policy S4: Principle of development within settlements

Chapter 5 Meeting the need of climate change

Chapter 14 Achieving well-designed places

Policy DP3: Key principles for well-designed places

Chapter 20 Conserving and enhancing the historic environment

Policy HE4: Securing the conservation of heritage assets

Policy HE5: Assessing effects on heritage assets
Policy HE6: Proposals affecting designated heritage assets
Policy HE7: Decisions on non-designated heritage assets
Policy HE9: Conservation areas

1.2 **North Hertfordshire Local Plan (2011-2031)**

Strategic Policies

Policy SP1 Sustainable Development in North Hertfordshire
Policy SP2 Settlement Hierarchy and Spatial Distribution
Policy SP9 Design and Sustainability
Policy SP13 Historic environment

Development Management Policies

Policy D1 Sustainable design
Policy D2 House extensions, replacement dwellings and outbuildings
Policy D3 Protecting living conditions
Policy HE1 Designated heritage assets
Policy HE4 Archaeology

1.3 **Supplementary Planning Design (SPD)**

NHC Sustainability (2024)

1.4 **Ashwell Neighbourhood Plan (2021)**

Policy ASH3 Character of Development
Policy ASH4 Design of Development
Policy ASH6 Environmentally Sustainable Design
Policy ASH7 Protecting Historic Assets

2.0 **Relevant Site History**

2.1 None.

3.0 **Representations**

3.1 **Press, Site and Neighbour Consultation** – None received.

3.2 **Ashwell Parish Council** – None received.

3.3 **Baldock, Bygrave and Clothall NP** – consulted in error – None received.

3.4 Informal view of the Conservation Officer is that the proposed development is unobjectionable 10/08/2026.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

- 4.1.1 The application site is situated on the northern side of the High Street within the Ashwell Conservation Area. The principal dwelling is a Grade II* listed building that fronts the High Street and adjoining properties to both the east and west of the dwelling are designated Grade II* listed buildings.
- 4.1.2 The garage block is located to the rear of the dwelling beyond the main garden area. It comprises a detached, flat-roofed structure containing three garage units and is positioned within a dedicated courtyard accessed by vehicles from Hodwell to the east. The application relates to the westernmost garage unit within this block.
- 4.1.3 The site is located within the settlement boundary for the village of Ashwell, a Category A village identified under Policy SP2 of the Local Plan, where development is generally supported in principle, subject to compliance with other relevant policies.

4.2 **Proposal**

- 4.2.1 Widening doorway of existing detached garage.

4.3 **Key Issues**

- 4.3.1 The key issues for consideration are as follows:
- The impact of the development upon the designated heritage assets: Conservation Area and Listed Building.
 - The impact the proposed development would have on the living conditions of neighbouring occupiers.
 - The impact that the proposed development would have on car parking provision in the area.
 - The impact that the development would have on the environment.

Design, Appearance & Sustainability

- 4.3.2 Chapter 4 of the NPPF sets out the Government's approach to achieving sustainable development through the planning system. It establishes the economic, social and environmental objectives of sustainable development and confirms that these objectives should be pursued in a mutually supportive way. The chapter also reinforces the presumption in favour of sustainable development, requiring planning decisions to support development proposals that accord with an up-to-date development plan and contribute positively to sustainable development.
- 4.3.3 Chapter 14 of the NPPF promotes high-quality, sustainable and attractive development, recognising that good design is a fundamental aspect of sustainable development. Planning decisions should ensure development is visually attractive, responds positively to local character and creates places that function well for existing and future users.
- 4.3.4 Policies D1 and D2 of the Local Plan are consistent with the objectives set out in the NPPF Chapter 4 Policies S3 and S4 and Chapter 14 Policy DP3.
- 4.3.5 All three garages within the block are characterised by openings of a uniform size on their south-facing elevation, which faces towards the rear of Nos. 16 and 14 High Street. The proposed development involves a minor alteration to the western side of the garage

block, whereby the existing recessed section adjacent to the garage door opening would be brought forward to align with the principal front elevation. The alterations would see the front section having a painted finish to match the existing garage block, whilst the western side elevation would retain its existing finish.

- 4.3.6 Whilst the proposal would result in a slight interruption to the appearance of the garage block, the alteration would be modest in scale and would not be readily visible from the public realm and would not result in harm to the character or appearance of the Ashwell Conservation Area, nor would it adversely affect the setting or significance of the adjoining Grade II* listed buildings
- 4.3.7 By virtue of its modest scale and design of the proposed alteration to the garage it would not result in visual harm to the street scene and would preserve the character and appearance of its surroundings.
- 4.3.8 Policies D1 and D2 of the Local Plan are consistent with the objectives set out in the NPPF Chapter 4 Policies S3 and S4 and Chapter 14 Policy DP3.

Impact on Heritage Assets

- 4.3.8 Where development proposals affect a listed building or its setting, and are located within a Conservation Area, the Council is required to have special regard to the desirability of preserving the building, its setting and any features of special architectural or historic interest that it possesses, as well as preserving or enhancing the character or appearance of the Conservation Area, in accordance with Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990. Chapter 20 of the NPPF relates to the conservation and enhancement of heritage assets which is reflected in Policy HE1 of the Local Plan.
- 4.3.9 Chapter 20 makes it clear that when considering the impact of development on the significance of a designated heritage asset, substantial weight should be given to its conservation. The Framework also emphasises that the more important the heritage asset, the greater the weight that should be attached to its conservation when balancing potential impacts against other material considerations. As Grade II* listed buildings are designated heritage assets of more than special interest, considerable importance and weight must therefore be given to their preservation when assessing development proposals.
- 4.3.10 Given the minor scale of the proposed development and its relationship to the listed building, together with its relatively screened position within the Conservation Area and use of sympathetic materials, I am satisfied that the development is acceptable and in accordance with Policy HE1 of the Local Plan and Chapter 20 Policies HE4, HE5, HE6 and HE9 of the NPPF.

Archaeology

- 4.3.11 When considering the impact of proposed development on the significance of a designated heritage asset, including archaeological remains, Chapter 20 of the NPPF requires great weight to be given to the asset's conservation. The NPPF further advises that the more important the heritage asset, the greater the weight that should be afforded to its conservation.
- 4.3.12 Policy HE4 of the Local Plan reflects the objectives of the NPPF by seeking to ensure that development proposals appropriately conserve and, where possible, enhance the

significance of archaeological heritage assets. Accordingly, any potential impact on archaeological remains must be carefully assessed and weighed against the public benefits of the proposal

4.3.13 The proposed development is of a minor scale within an already built-up area and is unlikely to disrupt subterranean heritage.

4.3.14 I am satisfied that the development is in accordance with Policy HE4 of the Local Plan and Chapter 20 Policies HE4, HE5, HE6 and HE7 of the NPPF.

Impact on Neighbouring Properties:

4.3.15 A core planning principle set out in Chapter 14 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 Local Plan.

4.3.16 No objections have been received from neighbouring occupiers, and I am satisfied that the proposed development, by virtue of its minor scale and its relationship to existing built form, would not impact existing residential amenity to any significant degree and would be in accordance with Policy D3 of the Local Plan and Chapter 14 Policy DP3 of the NPPF.

Highways and Parking:

4.3.17 The proposed development does not impact existing off-street parking provision.

Biodiversity Net Gain (BNG)

4.3.18 The development is not subject to the statutory biodiversity gain condition, as it falls within one of the exemptions set out in paragraph 17 of Schedule 7A to the Town and Country Planning Act 1990 and the Biodiversity Gain Requirements (Exemptions) Regulations 2024 (as amended).

Environmental Implications:

4.3.19 The Council's Sustainability Supplementary Planning Document (2024) seeks to ensure that new developments are future proofed against the challenge of climate change.

4.3.20 Chapter 5 of the NPPF sets out how the planning system should support the transition to a low carbon future. The principles set out in Chapter 5 are reflected in Policy D1 of the Local Plan, which sets out that development proposals should take all reasonable opportunities to reduce energy consumption and waste, retain existing vegetation and propose new appropriate planting, and future proof for changes in technology and lifestyle.

4.3.21 Based on the details submitted, the proposed development, is unlikely to have any significant implications for the local environment in terms of carbon emissions and therefore would be generally in accordance with Policy D1 of the Local Plan and Chapter 5 of the NPPF.

4.4 **Conclusion**

- 4.4.1 The proposed development is considered acceptable and in accordance with Policies SP1, SP2, SP9, SP13, D1, D2, D3, HE1 and HE4 of the Local Plan 2011-2031, Chapters 4, 5, 14 and 20 of the NPPF and Policies ASH3, ASH4, ASH6 and ASH7 of the Ashwell Neighbourhood Plan.

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 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.

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 September 2026	