

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/02487/FPH	Part single, part two storey rear extension, insertion of rooflight to existing rear roofslope, alterations to existing fenestration and replace existing flat roofs following demolition of existing rear kitchen, porch and library extensions and existing rear conservatory. Repair existing boundary wall.	The Engine 50 Back Street Ashwell Baldock Hertfordshire SG7 5PE

Submitted Plan Nos

EBC 01 EBC 02 EBC 03 EBC 13 EBC 14B EBC 15

1.0 Policies

D1 Sustainable design

D2	House exts, replcmnt dwellings outbuild
D3	Protecting living conditions
SP1	Sustainable development in North Herts
SP9	Design and Sustainability
HE1	Designated heritage assets
SECN12	Achieving well-designed places
SECN16	Conserve + enhance historic environment
T2	Parking

2.0 **Relevant Site History**

- 2.1 16/00116/1NMA - Increase height of the proposed first floor bathroom eaves and roofline (non-material amendment for planning application 15/01749/1HH granted 07/09.2015).
- 2.3 15/01749/1HH - Two and first floor rear extension with canopy to create rear main entrance and stairwell. First floor rear extension.
- 2.4 06/02209/1HH - Rear conservatory
- 2.5 Rear conservatory - Rear conservatory
- 2.6 94/00193/1HH - Detached double garage and new boundary wall
- 2.7 93/01371/1CAC - Demolition of barn.

2.8 93/00838/1LB - Change of use from public house to single dwelling.

3.0 **Representations**

3.1 **Neighbour Consultation** – None received.

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

3.3 **HCC Archaeology** – No comments to make.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The application site comprises of a former public house, now a semi-detached residential dwelling on the north-west corner of Back Street and Wilsons Lane in a residential part of Ashwell. The building is not a heritage asset itself but lies within the Ashwell Conservation Area. Wilsons Lane is identified as KV2 on the Ashwell Conservation Area Character Statement 2019 identifies Wilsons Lane (facing towards the High Street) as a key view 'KV2'. Ground level slopes away from the dwelling towards the rear garden.

4.2 **Proposal**

4.2.1 Part single, part two storey rear extension, insertion of rooflight to existing rear roofslope, alterations to existing fenestration and replace existing flat roofs following demolition of existing rear kitchen, porch and library extensions and existing rear conservatory. Repair existing boundary wall.

4.2.2 The proposed extension would be:

- ☐ Single Storey element - Approx. 5.15m deep, 15.9m wide with a flat roof (2.9m tall).
- ☐ Two storey rear – Approx. 3.4m deep, 5m wide, with a gable roof (4.8m to eaves, 5.85m to ridge).

4.2.3 Materials are:

Walls – Match existing (White Render).

Windows – Match existing (UPVC)

Roof – Match existing (slate and dark grey single ply).

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 resultant impact on the character and appearance of the area.
- The impact that the proposed development would have on the living conditions of neighbouring properties.
- The impact that the proposed development would have on designated heritage assets.
- The impact that the proposed development would have on car parking provision in the area.
- The impact that the proposed development would have on the environment.

Principle

- 4.3.2 The proposal is an extension to an existing dwelling within the settlement boundary for Ashwell where development is generally acceptable subject to policy requirements.

Design, Appearance and impact on Heritage Assets:

- 4.3.3 The objectives of the National Planning Policy Framework (NPPF) include those seeking to secure the creation of high quality, beautiful and sustainable buildings and places (Section 12 – Achieving well-designed and beautiful places). Paragraph 131 of the NPPF states that “*Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable communities*”. In this regard, Policy D1 and D2 of the North Hertfordshire Local Plan are consistent with the objectives set out within the NPPF.
- 4.3.4 The dwelling as existing has a mishmash of rear extensions, the proposal seeks to erect a uniform extension. The proposal would see a reduction in floorspace of approximately 6sqm and a reduction in depth at ground floor level with the demolition of the conservatory. The first floor element would see a reduction in depth and also widened. The bulk of the extension would be predominantly at ground floor level and would have a sympathetic roof height that would be mostly screened by the boundary wall and therefore would not have an impact upon the character and appearance of the dwelling or the conservation area.
- 4.3.5 The first-floor element would sit above the existing eaves line but below the ridge line giving it a slightly contrary appearance to the dwelling which would be visible from Wilsons Lane. The scheme was considered during an item surgery with North Herts Council’s Senior Conservation Officer, following which the scheme has been amended to have sympathetic materials and fenestration. Whilst it would sit above the existing eaves line, the extension has been designed to achieve the required internal headspace standards, a standard which the existing low roof would not achieve. In my view, given that it would sit below the ridge of the dwelling with a sympathetic pitch and would be set into the site/roof, I do not consider that the harm would be sufficient to warrant a refusal on this basis.
- 4.3.6 Policy ASH3 and ASH8 of the Ashwell Neighbourhood Plan (ANP) states that development proposals should conserve and enhance the Conservation Area and protect Locally significant views. In my view, the proposed extension would be sufficiently sympathetic to the dwelling and therefore would not be harmful to the conservation area. Key View KV2 faces towards the high street, the proposed extensions would be predominantly screened and would not alter this view. I consider this to be compliant with both aforementioned policies of Ashwell Neighbourhood Plan.
- 4.3.7 As such, I consider that the design is acceptable and compliant with Policies D1, D2 and HE1 of the Local Plan, Ash3 and ASH8 of the ANP and Section 12 and 16 of the NPPF.

Impact on Neighbouring Properties:

- 4.3.8 A core planning principle set out in 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.

Impact to 52 Back Street

- 4.3.9 Following the removal of the conservatory, the proposed extension would have a reduced impact from the existing. This neighbour benefits from a rear extension. I do not consider that the proposed extensions would be considered overbearing. No side windows are proposed.

Impact on Wilsons Lane

- 4.3.10 The bulk of the extension would be a ground floor level along this boundary and therefore would have limited impact upon the highway.

Impact upon Future Occupiers

- 4.3.11 The site features a large garden; the acceptable design and modest scale is appropriate for the local context and therefore would not cause any harm on the amenity of future occupiers.
- 4.3.12 The proposal therefore would not harm neighbouring amenity and therefore complies with Policy D3 of the Local Plan.

Highways and Parking:

- 4.3.13 The proposal would retain the existing rear detached garage and driveway space. The proposed development therefore complies with T2 of the Local Plan.

Biodiversity Net Gain (BNG)

- 4.3.14 This is a householder application which is exempt from BNG legislation defined under article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015.

Environmental Implications:

- 4.3.15 Section 14 of the NPPF sets out how the planning system should support the transition to a low carbon future. The principles set out in Section 14 are reflected in Policy D1 of the North Herts Local Plan, which sets out that development proposal 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.
- 4.3.16 The proposed development, 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 and Policy D1.

4.4 **Conclusion**

- 4.4.1 The proposed development is considered acceptable and in accordance with Policies SP1, SP9, D1, D2, D3, HE1 and T2 of the NHLP 2011-2031, Policies ASH3 and ASH8 of Ashwell Neighbourhood Plan and Sections 2, 12, 14 and 16 of the NPPF 2024.

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.

3. The extension(s) hereby permitted shall be built in external materials to match the existing dwellinghouse unless otherwise agreed in writing by the LPA.

Reason: To protect the visual amenities of the locality and to comply with Policies D1 and D2 of the North Hertfordshire Local Plan 2011 to 2031.

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  Shaun Greaves Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 9 December 2025	