



Planning Statement

Project Reference: CP0245

Project Name: Two Chimneys

Project Description: Construction of rear extension, proposed elevational changes and associated landscaping.

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1. Introduction

This statement has been produced to accompany a detailed planning application for the construction of a rear extension, proposed elevational changes and associated landscaping (the proposal) at Two Chimneys, Stotfold Road, Letchworth Garden City, SG6 4JS (the site).

The application site area is 0.15 hectares.

2. Planning History

The following applications have been submitted at the site:

- 78/00344/1 - Extension to existing car park – Approved
- 86/01927/1 - Erection of two and single storey side and rear extensions to public house with provision of 40 additional parking spaces – Approved
- 87/00436/1A - Individually applied lettering, two brewers boards, three wall mounted amenity boards, repositioning ceramic wall plaque and existing post sign. New free standing directional sign all externally illuminated - Approved
- 92/00400/1A - Replacement and new fascia and amenity boards on front and side elevations; new rear entrance sign and slight repositioning of existing post sign – Approved
- 92/00399/1 - Replacement side entrance porch – Approved
- 00/01879/1 - Single storey side/ rear extension - Approved
- 04/00092/1 - Installation of radio base station comprising construction of imitation chimney stack with 3 concealed antennas, 1 transmission dish and equipment cabinet - Approved
- 04/01735/1AD - Retention of 12 replacement free standing and wall mounted sign and sign boards at various locations at PH - Approved

3. The Existing Site

The application site constitutes an existing public house located to the north west of Letchworth Garden City. To the north and east of the site are agricultural fields; to the south is a dog walking park and to the west are cemetery grounds. The site is accessed off Stotfold Road, which runs along its eastern boundary.

The central part of the building is two stories in height with various single storey projections and extensions to the side and rear with both pitched and flat roofs. This has resulted in a slightly incoherent appearance to the building and no consistent architectural approach.

There is car parking to the side and rear of the building with an outdoor seating area to the rear. There are areas of extensive, mature landscaping around the site that serves as a natural screen.

4. Site Constraints

The site is located within the Green Belt and just outside the settlement boundary of Letchworth Garden City, although connected by a lit footpath.



Figure 1: Council's Current Policy Map

5. Design Proposal

Hickorys are an independent brand with 14 sites around the country and delivers a high-class food and drink option with a Southern States of America style. In addition, service levels are extremely high and customer satisfaction is also a priority.

The proposal is for the construction of a rear extension, proposed elevational changes and associated landscaping. The design of the proposal reflects this “Southern Style” which is not only important to the brand but also to the site’s functionality. Flexibility of space is important and the design of the extensions allows for additional, safe and secure seating areas. The design is simple and being single-storey, complements and is subservient to the existing building. The extension is also wholly positioned at the rear of the building to reduce any impact in Green Belt terms.

The elevations have been softened by the use of feather edged boarding and the existing rendered walls will also be painted. The proposed extensions will improve the connectivity between the building and the external spaces. The redesigned entrance is a feature of Hickory’s venues as it allows for a main entrance to be positioned closer to the car park that is constantly manned by staff and helps give customers and their families confidence in the security of the venue.

In terms of design, the proposal will provide an improvement on the relatively dated character of the existing building, which also provides a more coherent architecture. The proposed design also complies with the general design and development policies of the current local plan.

6. Planning Policy

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires a planning application to be determined in accordance with the Development Plan unless material planning considerations indicate otherwise. The Development Plan for the purposes of this application comprises the adopted North Hertfordshire Local Plan 2011-2031 and the Green Belt.

The policy most relevant to the proposal is Policy SP5: Countryside and Green Belt.

The policy states that the Council *“will only permit development proposals in the Green Belt where they would not result in inappropriate development or where very special circumstances have been demonstrated.”*

Inappropriate development in the Green Belt is set out in the NPPF, which also outlines a number of exceptions including:

“the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building;”

The proposal will not introduce extensions or alterations that would result in disproportionate additions over and above the size of the original building. The proposal therefore conforms to policy SP5

Vehicle Parking at New Development Supplementary Planning Document sets out the parking standards and the overall requirement for Food and Drink Premises. It states that there is a requirement of 1 parking space per 5 m² of floorspace of dining area plus 3 spaces per 4 employees. As the proposed dining area would be 305 m², the overall customer parking is required to be 37, with an additional 9 spaces for staff (12 employees), totalling 70 spaces. The proposed parking layout provides 73 spaces, which is over and above the Council's parking standards.

7. Access & Highways

The existing access off Stotfold Road is to be retained to serve the site, which has adequate forward visibility when exiting onto the highway. The proposal will not result in any loss of car parking spaces.

8. Flooding

The site lies in Flood Zone 1 and is therefore not at risk of flooding.



Figure 2: Environment Agency Flood Map

9. Ecology & Arboriculture

A preliminary ecological appraisal accompanies this application, which also contains a biodiversity net gain assessment.

The PEA concludes that the proposal will not affect any existing habitats and the BNG assessment concludes that the proposal would result in a gain in habitat units of 10.527%.

Although there are trees that bound the wider site, the proposed works will result in the loss of one tree which has been compensated for with the planting of 7 new trees.

10. Conclusion

The proposal is for the construction of a rear extension, proposed elevational changes and associated landscaping at Two Chimneys, Stotfold Road, Letchworth Garden City, SG6 4JS.

In design terms, the proposal is for a subservient, single-storey extension, which allows for much required flexibility, and linkage of inside and outside use. The materials proposed and the elevational treatment of the existing building will enhance the character and appearance of the building without causing any detriment to residential or commercial uses in the vicinity.

All ecological mitigation and enhancement measures will be incorporated into the scheme, with the proposal resulting in a biodiversity net gain in habitat units of 10.527%.

The proposal complies with all relevant local and national planning policies and therefore should be granted permission.

Supporting Documents

- 5812 – 01 Location Plan (Harrison.)
- 5812 – 02 Existing Floor Plans (Harrison.)
- 5812 – 03 Existing Elevations (Harrison.)
- 5812 – 04 Proposed Floor Plans (Harrison.)
- 5812 – 05 Proposed Elevations (Harrison)
- Preliminary Ecological Appraisal (Ostara Ecological Services)
- Biodiversity Net Gain Assessment (Ostara Ecological Services)