

DELEGATED FILE NOTE

CASE OFFICER: ...Melissa Tyler.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
26/01457/FP	Change of Use from Public House to single dwelling including erection of single storey side extension with open-sided porch following demolition of existing side lean-to. Alterations to fenestration arrangement and external cladding. Erection of detached ancillary summer house to rear garden. Installation of access gates, alterations to existing car parking arrangements, hard and soft landscaping and installation of cycle and bin storage.	The Cricketers 107 Arlesey Road Ickleford Hitchin Hertfordshire SG5 3TH

Submitted Plan Nos

1391-EE 1391-EP 1391-PE 1391-PP 1391-RP 1391-SH 1391-SPLP 1391/SPLP

1.0 Policies

1.0 Policies

North Hertfordshire Local Plan 2011 - 2031 (Adopted)

Policy SP1 Sustainable Development in North Hertfordshire
Policy SP2 Settlement Hierarchy and Spatial Distribution
Policy SP9 Design and Sustainability
Policy ETC7: Local community shops and services in towns and villages
Policy T1 Assessment of Transport Matters
Policy T2 Parking
Policy D1 Sustainable Design
Policy D3 Protecting living conditions
Policy NE4 Biodiversity and geological sites

National Planning Policy Framework August 2026 (generally and specifically).

Chapter 4 – Achieving sustainable development
Chapter 12 – Making effective use of land
Chapter 14 – Achieving well-designed places
Chapter 15 - Promoting sustainable transport
Chapter 16 - Promoting healthy communities

Ickleford Neighbourhood Plan 2022-2035

Policy SD1 Development within Settlement Boundary
Policy C1: Community Facilities

2.0 Site History

2.1 Extensive history to former pub use - see file

3.0 Representations

3.1 Neighbour Consultation –

103 Arlesey Road – Support

We fully support this application, which seems to be the best achievable outcome for us as neighbours and for the village in general. The applicant has agreed that a couple of issues with surface drainage from the roof bordering our driveway will be rectified during the conversion, and we request that the Planning Committee attaches a condition of approval requiring self contained surface water drainage to terminate inside the pubs boundary. We have also

discussed access to our driveway to enable work to be done on the walls and roof, and we would be happy for this to go ahead once it is covered by an agreed and signed off access licence agreement.

105 Arlesey Road – Supports

We fully support the re-development of the pub. We would have tagged it as 'support', but are concerned if we did, we wouldn't get the same consideration. Given that the letter states the council will not reply to individual representations.

135 Arlesey Road – support

I support this development. It utilises a brownfield site that has sat empty for a number of years now, which has become more derelict each day.

The proposals improve the local neighbourhood through regeneration and increasing the usable housing stock.

3.2 **Parish Council** – No representation received.

3.3 **Herts Highways** - Notice is given under article 22 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 that Hertfordshire County Council as Highway Authority does not wish to restrict the grant of permission subject to conditions

3.4 **Environmental Health** –

Noise (and other nuisances): I have no objections in relation to noise and other nuisances.

Contaminated Land: The Environmental Protection and Housing Team have no objections to the proposed development in relation to land contamination. However, I recommend that the following conditions are placed on any decision notice should you be minded to grant approval.

Local Air Quality: North Herts Council have specific air quality planning guidance that can be found at <http://www.north-herts.gov.uk/home/environmental-health/pollution/air-quality/air-quality-andplanning> Application of the guidance to a development of this scale and location defines the site as being a MINOR scale development

3.5 **Waste and recycling** - As a single dwelling the bins here would be presented kerbside and returned back to the boundary after collection.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The site comprises The Cricketers Public House and its associated car park and gardens located on the west side of Arlesey Road within the settlement of Ickleford which is classed as a

Category A village as per the Local Plan policy SP2. There are residential properties to the north and south of the site and opposite along Claymore Drive.

4.2 Proposal

4.2.1 Planning permission is sought for the change of Use from Public House to single 5 bed dwelling including erection of single storey side extension with open-sided porch following demolition of existing side lean-to. Alterations to fenestration arrangement and external cladding. Erection of detached ancillary summer house to rear garden. Installation of access gates, alterations to existing car parking arrangements, hard and soft landscaping and installation of cycle and bin storage.

4.2.2 The proposal includes:

- Removal of the existing lean-to extension (north elevation)
- Construction of a smaller replacement entrance extension (north elevation)
- Conversion of internal commercial areas into residential accommodation
- Rationalisation of the existing fenestration;
- Associated landscaping and external works.

4.2.3 Materials include:

- Pale/light render finish to match the existing building;
- Plain clay roof tiles to match the existing roof;
- Reuse of salvaged slate tiles from the existing extension where practicable on the replacement extension;
- Timber feather-edge horizontal cladding to new and altered extensions;
- Timber windows to the principal front elevation;
- UPVC/aluminium windows and doors to secondary side and rear elevations

4.3 Key Issues

4.3.1 The key issues for consideration are as follows:

- The principle of change of use to residential
- 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 car parking provision in the area.
- The impact that the proposed development would have on the environment.

Principle of Development

4.3.2 The application site sits within the defined settlement boundary of Ickleford, a Category A Village. Policy SP2 describes how general development will be permitted within the defined settlement boundaries of Category A Villages. The proposal comprises general development and is therefore considered to be compliant with the provisions of this policy.

- 4.3.3 The development seeks to change the use of the building into residential use. Policy ETC7 is of relevance given that it relates to the loss of a public house use in the village. The policy provides the following requirements:

“Planning permission for the loss or change of use of any shops, services or facilities outside the defined retail hierarchy will be granted where:

a) There is another shop, service or facility of a similar use available for customers within an 800m walking distance; and

b) The proposed replacement use would complement the function and character of the area.”

- 4.3.4 The area surrounding the site predominantly comprises residential dwellings, and I therefore do not consider that the public house is within the retail hierarchy. The Old George and Plume and Feathers are existing public house that remains in Ickleford. Therefore, I consider that a) is met. With regards b), residential dwellings effectively surround the application site, and therefore a residential use would complement this prevailing use in this part of Ickleford. Overall, the principle of development is suitably supported for the proposed change of use.

Ickleford Neighbourhood Plan

- 4.3. The NP comments on Policy ETC7 which restricts the loss of such facilities, it does allow for loss if there is another shop service or facility of a similar use within an 800m walking distance. Whilst the context for this approach is understood, in a village such as Ickleford where the facilities are concentrated in the centre, this policy could potentially result in the loss of 2 or 3 of the local facilities which would drastically reduce the range of facilities available to residents without car travel. Accordingly, all proposals to all the facilities listed in the Policy C1 which would result in their loss will be required to provide evidence of viability and marketing.
- 4.3. Of relevance is policy C1: Community Facilities, which identifies the Cricketers Public House and Car Parks as a community facility where “ Proposals for the conversion, demolitions or change of use of the identified key community facilities will only be supported if it can be clearly demonstrated that:
- The facility’s continued use is no longer viable, and evidence has been provide that the property has be actively marketed, commensurate with its use at an open market value for a period of at least 12 months; or
 - An alternative or new facility is provided that is equivalent in use and scale to the facility which would be lost and that it is in an appropriate location”
- 4.3. This is reflected in NPPF 2026 policy HC6, including provision for the assets loss if ‘*it can be demonstrated that there is no reasonable prospect of the use being retained...*’ and ‘*the decision maker is satisfied that there is sufficient alternative provision of the type of use concerned in the local area...*’
- 4.4 As states in the DAS the public house ceased trading in 2023 and has been actively marketed through Sidney Phillips Estate Agents since September 2022. Despite extensive marketing, the property has remained vacant and no viable proposals have come forward to continue the

public house use. The village continues to benefit from two alternative public houses, namely The Old George and The Plume of Feathers, both located within approximately 800 metres of the application site. The proposal therefore represents a practical and sustainable solution for securing the long-term occupation and maintenance of the building in accordance with the latest updated NPPF and NHLP.

Sustainability

- 4.5 The application site is within Ickleford, a Category A settlement. Therefore, various amenities are available to the future occupiers of the dwelling and would therefore not require a private vehicle when traveling to the nearby facilities including shop, primary school, pub and recreation ground, and would benefit from bus stops providing travel throughout the district. Socioeconomic benefits would arise from the provision of a windfall dwelling within the district and due to local contractors being used during the construction phase and when maintaining the building in the future.

Design and Appearance

- 4.6 Policy D1 of the Local Plan states that development will be granted provided the design of the development appropriately and positively responds to the site's local context together with other criteria to encourage a positive and sustainable form of development. Policy D2 of the Local Plan requires extensions to houses and the erection or replacement of buildings to incorporate design that is sympathetic to the main building in terms of its scale, form and orientation and does not harm the character and appearance of the locality around the site. These policies are broadly consistent with Sections 12 and 14 of the National Planning Policy Framework 2026.
- 4.7 The proposed development proposes a few alterations to the main building. It is considered that the internal works are acceptable in design terms and would be sympathetic for a residential dwelling. The proposed external works together with small extensions and provision of summerhouse in the rear are considered to be suitably in keeping with the existing building and surrounding area. Materials of construction, scale of development and built form are sympathetic to the existing building area and to this part of Ickleford.
- 4.8 The proposed development is therefore considered to be in compliance with Policies D1 and D2 of the Local Plan and the core principles set out within Chapter 14 – Achieving well designed places of the National Planning Policy Framework. The design and appearance are therefore acceptable.

Impact on Neighbouring Properties

- 4.3.10 Policy D3 of the Local Plan permits development that does not result in unacceptable harm to the amenity of neighbouring occupiers and where necessary encourages the use of mitigation measures to reduce these impacts. This is generally reflected by the provisions within the National Planning Policy Framework.
- 4.3.11 The proposed change of use may improve the standard of amenities for neighbouring occupiers by removing a noise generating use from this predominantly residential area.

Furthermore, proposed alterations to the building are unlikely to dominate or overlook any neighbouring occupiers. The proposed extensions and changes to fenestration are considered to not overbear or overshadow the neighbouring dwellings.

- 4.3.12 Given the above, it is considered that the proposed development would result in no unacceptable detrimental impact upon neighbouring occupiers and is therefore compliant with Policy D3 of the local plan and the aims of the National Planning Policy Framework.

Standard of Amenity for Future Occupiers

- 4.3.13 The proposed internal floor space for the dwelling would exceed the minimum space required for a four-bed, two storey dwelling as required by the Nationally Described Space Standards. Amenity space is provided to the rear, featuring a patio area and some garden space. I consider that the amenities of future occupiers would be suitably served by the building and amenity space.

Highways and Parking

- 4.3.14 The site is located on Arlesey Road, which is a classified C-road serving a secondary distributor function within the local highway hierarchy. The road is subject to a 30mph speed limit and is classified as a Residential Street (P2/M1) within Hertfordshire County Council's Place and Movement Planning and Design Guidance (March 2024). In terms of access, the site benefits from an existing vehicular access onto Arlesey Road. The submitted application confirms that no alterations are proposed to the existing access arrangement. Having regard to the scale and nature of the proposed development, the Highway Authority considers that the proposal would not result in a material increase in traffic generation or otherwise have a severe impact on the operation or safety of the local highway network. Accordingly, the Highway Authority raises no objection to the proposed development, subject to the above planning condition and the inclusion of appropriate highway Informative.
- 4.3. The proposed development would be served by a minimum of three parking space that is off-street. I consider that sufficient parking would be provided for the dwelling. An existing access point would be used for vehicle parking. I therefore consider that the development would hold an acceptable relationship with the safe operation of the highway.

Biodiversity Net Gain

- 4.3.15 This development is not subject to the statutory Biodiversity Gain Plan condition because it is exempt under the statutory exemptions as set out in paragraph 17 of Schedule 7A of the Town and Country Planning Act 1990 and the Biodiversity Gain Requirements (Exemptions) Regulations 2024.

4.4 Conclusion

- 4.4.1 The proposed development is considered acceptable and is considered to comply with the necessary provisions of the Local Plan policies and the National Planning Policy Framework. Grant conditional permission.

4.5 Alternative Options

4.5.1 None applicable.

5.0 **Recommendation**

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

6.0 **Pre-Commencement Conditions**

I can confirm that the applicant is in agreement with the pre-commencement conditions that are proposed.

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. Prior to the first occupation of the development hereby approved, all vehicle parking spaces and cycle storage facilities as shown on the approved drawing (Ref: 1391/SPLP) shall be laid out, marked, levelled, surfaced and drained in accordance with the approved plans and thereafter retained permanently for their intended purpose.

Reason: To ensure the provision of satisfactory parking and cycle storage facilities in the interests of highway safety and the proper functioning of the development, in accordance with Policy 5 of Hertfordshire's Local Transport Plan 4 (adopted 2018)

4. No development approved by this permission shall take place until the following has been submitted to and approved in writing by the Local Planning Authority:
 - A Preliminary Risk Assessment report documenting the ground conditions of the site with regard to potential contamination;
 - A Generic Quantitative Risk Assessment (where shown to be necessary by the Preliminary Risk Assessment);
 - A Detailed Quantitative Risk Assessment (where shown to be necessary by the General Quantitative Risk Assessment)
 - A Remedial Options Appraisal and Remediation Strategy (where shown to be necessary by the Detailed Quantitative Risk Assessment).

All such work shall be undertaken in accordance with Land Contamination Risk Management (Environment Agency, 2023) or other appropriate guidance issued by the regulatory authorities. The work shall be sufficient to ensure that measures will be taken to mitigate any risks to human health and the wider environment.

Reason: To prevent unacceptable risk to Human Health and Controlled Waters and to prevent pollution of the Environment in accordance with the aims and Paragraphs 187(f), 196 and 197 of the National Planning Policy Framework (December 2024).

5. Prior to any permitted dwelling being occupied a validation report shall be submitted and approved in writing by the Local Planning Authority to demonstrate the effectiveness of any agreed Remediation Strategy. Any such validation shall include responses to any unexpected contamination discovered during works.

Reason: To prevent unacceptable risk to Human Health and Controlled Waters and to prevent pollution of the Environment in accordance with the aims and Paragraphs 187(f), 196 and 197 of the National Planning Policy Framework (December 2024).

6. The extension(s) hereby permitted shall be built in external materials to match the existing property 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.

Biodiversity Net Gain

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. 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.

Informative/s:

1. AN) Storage of materials: The applicant is advised that the storage of materials associated with the construction of this development should be provided within the site on land which is not public highway, and the use of such areas must not interfere with the public highway. If this is not possible, authorisation should be sought from the Highway Authority before construction works commence. Further information is available via the County Council website at: <https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/business-and-developer-information/business-licences/business-licences.aspx> or by telephoning

0300 1234047.

AN) Obstruction of highway: It is an offence under section 137 of the Highways Act 1980 for any person, without lawful authority or excuse, in any way to wilfully obstruct the free passage along a highway or public right of way. If this development is likely to result in the public highway or public right of way network becoming routinely blocked (fully or partly) the applicant must contact the Highway Authority to obtain their permission and requirements before construction works commence. Further information is available via the County Council website at:

<https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/business-and-developer-information/business-licences/business-licences.aspx> or by telephoning 0300 1234047.

AN) Debris and deposits on the highway: It is an offence under section 148 of the Highways Act 1980 to deposit compost, dung or other material for dressing land, or any rubbish on a made up carriageway, or any or other debris on a highway to the interruption of any highway user. Section 149 of the same Act gives the Highway Authority powers to remove such material at the expense of the party responsible. Therefore, best practical means shall be taken at all times to ensure that all vehicles leaving the site during construction of the development and use thereafter are in a condition such as not to emit dust or deposit mud, slurry or other debris on the highway. Further information is available by telephoning 0300 1234047.

2. Bats and roof work Informative:

The applicant is advised that all species of bat and their roosts are protected under the Conservation of Habitats and Species Regulations 2017 (as amended) and the Wildlife and Countryside Act 1981 (as amended). As roof works have the potential to affect bats and their roosts, the applicant should remain vigilant throughout the works. Should bats, or evidence of bats, be discovered at any stage, all work in the affected area must cease immediately and advice should be sought from a suitably qualified ecologist before works recommence. The granting of planning permission does not remove the applicant's legal responsibilities under the relevant wildlife protection legislation.

3. Environmental Health Informative:

During the construction phase the guidance in BS5228-1:2009 (Code of Practice for noise Control on construction and open sites) should be adhered to.

4. Environmental Health Informative:

During the construction works phase no activities should take place outside the following hours: Monday to Friday 08:00-18:00hrs; Saturdays 08:00-13:00hrs and Sundays and Bank Holidays: no work at any time.

5. EV CHARGING POINT SPECIFICATION INFORMATIVE:

Each charging point shall be installed by an appropriately certified electrician/electrical contractor in accordance with the following specification. The necessary certification of electrical installation should be submitted as evidence of appropriate installation to meet the requirements of Part P of the most current Building Regulations.

Cable and circuitry ratings should be of adequate size to ensure a minimum continuous current demand for the vehicle of 16A and a maximum demand of 32A (which is

recommended for Eco developments).

- o A separate dedicated circuit protected by an RBCO should be provided from the main distribution board, to a suitably enclosed determination point within a garage or an accessible enclosed termination point for future connection to an external charge point.
- o The electrical circuit shall comply with the Electrical requirements of BS7671: 2008 as well as conform to the IET code of practice on Electric Vehicle Charging Equipment installation 2012 ISBN 978-1-84919-515-7 (PDF). This includes requirements such as ensuring the Charging Equipment integral protective device shall be at least Type A RCD (required to comply with BS EN 61851 Mode 3 charging).
- o If installed in a garage all conductive surfaces should be protected by supplementary protective equipotential bonding. For vehicle connecting points installed such that the vehicle can only be charged within the building, e.g. in a garage with a (non-extended) tethered lead, the PME earth may be used. For external installations the risk assessment outlined in the IET code of practice must be adopted, and may require additional earth stake or mat for the EV charging circuit. This should be installed as part of the EV ready installation to avoid significant on cost later.

Signed  Sarah Kasparian	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 18 August 2026	