

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
26/00321/FPH	Single storey front extension and installation of ground floor French door into North-east elevation following removal of existing window.	Tudor House Poynders End Preston Hitchin Hertfordshire SG4 7RX

Submitted Plan Nos

001 002 003 004 005 006 007 008 009 010 011 012 013 014 015 016 017

1.0 Policies

D1 Sustainable design

D2	House exts, replcmnt dwellings outbuild
D3	Protecting living conditions
HE1	Designated heritage assets
SECN12	Achieving well-designed places
SECN16	Conserve + enhance historic environment
SP13	Historic environment
SP1	Sustainable development in North Herts

1.0 Policies

National Planning Policy Framework (2024)

Section 2 – Achieving sustainable development

Section 12 – Achieving well-designed and beautiful places

Section 16 – Conserving and enhancing the historic environment

North Hertfordshire Local Plan (2011-2031)

Strategic Policies

Policy SP1 Sustainable development in North Herts

Policy SP2 Settlement Hierarchy and Spatial Distribution

Policy SP9 Sustainable design

Policy SP13 Historic environment

Development Management Policies

Policy D1 Sustainable design
Policy D2 House extensions and replacement dwellings
Policy D3 Protecting living conditions
Policy T1 Assessment of transport matters
Policy T2 Parking
Policy HE1 Designated heritage assets

2.0 **Site History**

2.1 Please see planning history below:

26/00248/LBC Single storey front extension and installation of ground floor french door into North-east elevation following removal of existing window. Internal alterations. TBD

23/00405/GEN - Alterations/ Listed Building

07/02930/1 - Detached two bay garage and workshop building with lean-to log store. **Conditional Permission 11.03.2008**

07/02942/1LB - Listed Building Consent: Extensions and alterations to existing barn, including new porch and rooflights (as amended by floor and elevational plans received 6.3.08). **Conditional Consent 02.04.2008**

07/02931/1LB - Listed Building Consent: Two bay garage and workshop building with lean-to log store. **Withdrawn 15.01.2008**

82/00918/1LB - Application for Listed Building Consent for erection of rear entrance porch involving partial demolition. **Consent**

88/00757/1LB - Application for Listed Building consent for erection of two and single storey rear extensions (As amended by plans received 19 May 1988) **Consent**

88/00756/1 - Erection of two and single storey rear extensions (as amended by plans received 19 May 1988) **Conditional Permission**

91/00733/1 - Erection of stables with tackroom and storage (Amended plan received 1st August 1991) **Conditional Permission**

01/00495/1EUD - Use of detached barn as a dwelling in association with the principal residence Tudor House **Granted**

01/00995/1LB - Side conservatory. **Refused**

01/01095/1HH - Side conservatory. **Refused**

3.0 **Representations**

3.1 **Historic England** – *Historic England has no objection to the application on heritage grounds. We consider that the application meets the requirements of the NPPF, in particular paragraph numbers 7, 8, 212, 213 and 215. In determining this application you should bear in mind the statutory duty of section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 to have special regard to the desirability of preserving listed buildings or their setting or any features of special architectural or historic interest which they possess and section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 to pay special attention to the desirability of*

preserving or enhancing the character or appearance of conservation areas. Your authority should take these representations into account in determining the application. If there are any material changes to the proposals, or you would like further advice, please contact us. Please advise us of the decision in due course.

3.2 **Preston Parish Council** – No comments received.

3.3 **Press and Site Notices** – No comments received.

4.0 **Planning Considerations**

4.1 **Site & Surroundings**

4.1.1 Tudor House is grade II* listed, therefore, considered to be a high value designated heritage asset. A free-standing octagonal dairy stands alongside and is a delightful ornamental building from the early C19 and listed in its own right at grade II and not the subject of this application. Both list entries can be seen at the following links:

<https://historicengland.org.uk/listing/the-list/list-entry/1102430?section=official-list-entry>

<https://historicengland.org.uk/listing/the-list/list-entry/1176732?section=official-list-entry>

4.2 **Proposal**

4.2.1 The proposal is described as: Single storey front extension and installation of ground floor french door into North-east elevation following removal of existing window. Internal alterations.

4.3 **Key Issues**

4.3.1 The key issues for consideration are as follows:

- The impact of the development upon the designated heritage asset.
- The acceptability of the design of the proposed development and its resultant impact on the character and appearance of the locality.
- The impact that 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.

Impact on Designated Heritage Assets:

4.3.2 Paragraphs 135 c), 20, 210, 212, 213 and 215 are relevant in terms of Section 16 of the NPPF as is Policy HE1 of the Local Plan.

4.3.3 Policy HE1 of the Local Plan supports development that *“Enables the heritage asset to be used in a manner that secures its conservation and preserves its significance; b) Incorporate a palette of materials that make a positive contribution to the local character or distinctiveness, where it is appropriate and justified; and c) Will lead to less than substantial harm to the significance of the designated asset, and this harm is outweighed by the public benefits of the development, including securing the asset’s optimum viable use.”*

- 4.3.4 Following pre-app and amendments made there is no heritage objection to the erection of a single storey extension subject to the recommended conditions.
- 4.3.5 I am therefore satisfied that the proposed development complies with Policy HE1 of the Local Plan and Section 16 of the NPPF. The architectural and historic interest of the building would be preserved.

Design and Appearance:

- 4.3.6 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 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 Local Plan are consistent with the objectives set out within the NPPF.
- 4.3.7 Policy D1 of the Local Plan sets out that planning permission will be granted for development proposals that respond positively to the site’s local context, create or enhance the public realm, and reduce energy consumption and waste.
- 4.3.7 Policy D2 of the Local Plan sets out that planning sets out that planning permission for house extensions will be granted where the extension is sympathetic to the existing house in height, form, proportions, roof type, window details, materials, and the orientation of the main dwelling.
- 4.3.8 Policy D2 goes on to state that *“extensions should not dominate adjoining properties... and that spacing between buildings ensures there is no harm to the character and appearance of the street scene”*.
- 4.3.9 Overall I am satisfied that the scale and design of the proposed extension is acceptable and complies with Policy D1 and D2 of the Local Plan and Section 12 of the NPPF.

Impact on Neighbouring Occupiers:

- 4.3.10 The objectives of the NPPF seek to ensure that developments secure a high standard of amenity for existing and future occupiers (Section 12 – Achieving well-designed places). This principle is reflected in the provisions set out in Policy D2 and D3 of the Local Plan.
- 4.3.11 Policy D3 of the Local Plan sets out that planning permission will be granted for developments proposals which do not cause unacceptable harm to living conditions.
- 4.3.12 The proposed extension would be a modest addition to the dwelling with its single storey nature coupled with the orientation of the plot would ensure that there would be limited impact to existing residential amenity and therefore complies with Policy D3 of the Local Plan and Section 12 of the NPPF.

Highways and Parking:

- 4.3.13 The proposed development does not include an increase in the number of bedrooms, therefore there would be no car parking issues arising from the proposed development.

Environmental Implications:

- 4.3.14 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.
- 4.3.15 The proposed development, would have no significant implications for the local environment in terms of carbon emissions and I am therefore satisfied that the proposal would be generally in compliance with Policy D1 of the Local Plan and Section 14 of the NPPF.

Biodiversity Net Gain (BNG)

- 4.3.16 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.

4.4 Conclusion

- 4.4.1. The proposed development is considered acceptable and complies with Policies SP1, SP2, SP9, SP13, D1, D2, D3 and HE1 of the Local Plan 2011-2031 and 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.

Biodiversity Net Gain

1. 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.

Signed  Shaun Greaves Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 8 April 2026	