

DELEGATED FILE NOTE

CASE OFFICER: ...Thomas Howe.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
24/02230/FPH	Single storey rear and side extensions and insertion of front dormer window following demolition of existing outbuilding and green house (as amended by plans rec'd 21 October 2025).	2 Lodge Temple Dinsley St Albans Highway Preston Hitchin Hertfordshire SG4 7RU

Submitted Plan Nos

24026 - 001 24026 - 010B

1.0 Policies

HE1	Designated heritage assets
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SP5	Countryside and Green Belt
D1	Sustainable design
D2	House exts, replcmnt dwellings outbuild
D3	Protecting living conditions
T2	Parking
SECN12	Achieving well-designed places
SECN13	Protecting Green Belt Land
SECN14	Meeting climate change,coastal,flooding
SECN16	Conserve + enhance historic environment

2.0 **Site History**

2.1 24/02247/LDCP - Erection of detached carport, garage and log store in rear garden following demolition of existing greenhouse and outbuildings - Refused

3.0 **Representations**

3.1 **Neighbour Representations** – None received.

3.2 **Parish Council** – Support.

3.3 **The Gardens Trust** – No comment.

3.4 **Historic Buildings and Place** – No Comment.

3.5 **Historic England** – No Comment.

3.6 **Conservation Officer** – December 2025 – Notes receipt of Heritage Statement. Welcomes comments from statutory consultees. No Objection.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The application site comprises No. 2 Lodge, Temple Dinsley, in proximity to the Princess Helena College site, and off St Albans Highway, Preston. The site is brushed over by the Green Belt. The site is within the Grade II* Listed Park and Garden associated with Temple Dinsley. The list entry reads as follows:

A country house of early C18 origin, substantially enlarged by Edwin Lutyens 1908-11, at which time he and Gertrude Jekyll collaborated on the creation of the formal garden around the house. The house and garden are surrounded by C18 parkland.

4.2 **Proposal**

4.2.1 Planning Permission is sought for:

Single storey rear and side extensions and insertion of front dormer window following demolition of existing outbuilding and green house.

4.3 **Key Issues**

4.3.1 The key issues for consideration are as follows:

- The principle of the development.
- 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 – Green Belt:

4.3.2 The site is within the Green Belt as allocated within the Local Plan. Paragraph 153 of the NPPF advises that significant weight should be given to any harm to the Green Belt that arises from development unless Very Special Circumstances can be demonstrated to outweigh this harm. Paragraph 154 of the NPPF advises that the erection of new buildings should be regarded as inappropriate development unless the development comprises one of the exceptions listed under this section. Exception c) advises *“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;”*.

4.3.3 As existing, the building benefits from outbuildings and has been enlarged. Some of these are proposed to be demolished as part of this application. The proposed development would result in approximately a 41% enlargement to the original building.

Given the layout of the extensions, their scale and the plot size, it is considered that the enlargements would not be disproportionate to the original building.

- 4.3.4 Given the above, the proposal is not inappropriate development in accordance with Section 13 of the NPPF and is therefore compliant with Policy SP5 of the Local Plan.

Design and Appearance:

- 4.3.5 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 dwelling 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 Section 12 of the National Planning Policy Framework. Policy HE1 emphasises how permission will be refused where proposals would cause substantial harm or a loss of significance to a Heritage Asset, in this case, the Historic Park and Garden, and permission should be refused unless it can be demonstrated that the proposal is necessary to deliver considerable public benefits to outweigh this harm or loss. Policy SP13 emphasises how great weight will be given to the potential harms to the significance of heritage assets, seeking their conservation and management of their setting. This policy is broadly consistent with Section 16 of the National Planning Policy Framework.
- 4.3.6 The proposed development has been amended following comments from the Conservation Officer. Given the site layout and the location of the development, the enlargements would not be visible from St Albans Highway, but would be visible from and be within the setting of the wider Temple Dinsley Grade II* Historic Park and Garden. The built form and materials of construction would be sympathetic to the host building, and would result in a subservient addition to the building. The amendments altered the layout of the extension, and reduced its scale. The Conservation Officer has considered these to be acceptable, and it is noted that statutory consultees have not objected to the proposal.
- 4.3.7 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 Section 12 of the National Planning Policy Framework. The potential impacts to the surrounding Historic Park and Garden are considered to be acceptable, and the significance of this heritage asset will not be unacceptably harmed. Policies HE1 and SP13 of the Local Plan 2011-2031 and Section 16 of the NPPF are considered to be complied with. The development is considered to comply with Section 72 of the Planning (Listed Building and Conservation Areas) act 1990. The design and appearance are therefore acceptable.

Impact on Neighbouring Properties:

- 4.3.8 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.
- 4.3.9 The proposed development would not project significantly beyond the rear elevation of No. 1, the adjoining neighbour. It would be single storey in height and would therefore not overbear or dominate this neighbour. No neighbour objections were received.

- 4.3.10 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.

Highways and Parking:

- 4.3.11 The proposed development would be served by a minimum of two parking spaces that are off-street, therefore impacts to parking provision locally would not be harmful.

Environmental Implications:

- 4.3.12 The proposed development, by virtue of its limited scale in general terms together with the sustainable location 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.

Biodiversity Net Gain:

- 4.3.13 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 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:

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. The Council acted proactively through positive engagement with the applicant during the determination process which led to improvements to the scheme. 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	