

DELEGATED FILE NOTE

CASE OFFICER: ...Vicki Wood.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
26/01511/FPH	Erection of detached three bay cart lodge following demolition of existing outbuilding and associated cellar. Installation of external storage area and hardstanding to provide additional parking spaces.	35 High Street Ashwell Baldock Hertfordshire SG7 5NP

Submitted Plan Nos

ASH-CB-26-01 ASH-CB-26-02 - ASH-CB-26-03 ASH-CB-26-04 -

1.0 Local and National Policy

1.1 **National Planning Policy Framework (NPPF) (2026)**

Chapter 4 Achieving sustainable development

Policy S3: Presumption in favour of sustainable development

Policy S4: Principle of development within settlements

Chapter 5 Meeting the need of climate change

Chapter 14 Achieving well-designed places

Policy DP3: Key principles for well-designed places

Chapter 17: Pollution, public protection and security

Policy P3: Living conditions and pollution

Chapter 19 Conserving the natural environment

Policy N2: Improving the natural environment

Chapter 20 Conserving and enhancing the historic environment

Policy HE4: Securing the conservation of heritage assets

Policy HE5: Assessing effects on heritage assets

Policy HE6: Proposals affecting designated heritage assets

Policy HE7: Decisions on non-designated heritage assets

Policy HE9: Conservation areas

1.2 **North Hertfordshire Local Plan (2011-2031)**

Strategic Policies

Policy SP1 Sustainable Development in North Hertfordshire
Policy SP2 Settlement Hierarchy and Spatial Distribution
Policy SP9 Design and Sustainability
Policy SP12 Green infrastructure, landscape and biodiversity
Policy SP13 Historic environment

Development Management Policies

Policy D1 Sustainable design
Policy D2 House extensions, replacement dwellings and outbuildings
Policy D3 Protecting living conditions
Policy HE1 Designated heritage assets
Policy HE4 Archaeology
Policy NE4 Biodiversity and geological sites

1.3 **Supplementary Planning Design (SPD)**

NHC Sustainability (2024)

1.4 **Ashwell Neighbourhood Plan (2021)**

Policy ASH 3 Character of Development
Policy ASH 4 Design of Development
Policy ASH 6 Environmentally Sustainable Design
Policy ASH 7 Protecting Historic Assets

2.0 **Relevant Site History**

- 2.1 Planning permission was granted under 12/00813/1CAC for the demolition of farm buildings and wall and outbuilding to No.35 High Street and permission was later granted under 12/00812/1 for a smaller outbuilding on the site of the current application. Hence the principle of demolition having been established.

3.0 **Representations**

- 3.1 **Press, Site and Neighbour Consultation** – One submission in support of the application has been received from No.33 High Street, however, this raises a concern regarding the foundations of the wall which divides the two plots will not be disturbed, causing any issues in the garden of No.33.
- 3.2 Whilst the concern expressed by the occupant of No.33 is valid, this is not a matter that can be considered under planning legislation.
- 3.3 **Ashwell Parish Council** – No objection.
- 3.4 **NHC Conservation Officer** – Unobjectionable, but offers suggested design improvements in relation to more suitable external materials.
- 3.5 **NHC Ecology Officer** – Following the findings of the August 2026 Bat Roosting Assessment, the development would not result in a detrimental impact to protected species. Informative to be added re: bats.

4.0 Planning Considerations

4.1 Site and Surroundings

- 4.1.1 The site is located on the southern side of the High Street with the building in question being sited to the rear and southeast of the dwelling. A gated vehicular access is provided to the east of the dwelling which provides for on-site parking. The site is within the Ashwell Conservation Area.
- 4.1.2 The site is located within the settlement boundary for the village of Ashwell, a Category A village identified under Policy SP2 of the Local Plan, where development is generally supported in principle, subject to compliance with other relevant policies.

4.2 Proposal

- 4.2.1 Planning permission is sought for the erection of a detached three bay cart lodge following demolition of existing outbuilding and associated cellar. Installation of external storage area and hardstanding to provide additional parking spaces.
- 4.2.2 Accompanying the application is a Design and Access Statement and a Preliminary Roost Assessment undertaken by ELMAS Consulting dated August 2026.

4.3 Key Issues

- 4.3.1 The key issues for consideration are as follows:
- The impact of the development upon the designated heritage assets: Conservation Area.
 - The impact 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.

Design & Appearance

- 4.3.2 Chapter 4 of the NPPF sets out the Government's approach to achieving sustainable development through the planning system. It establishes the economic, social and environmental objectives of sustainable development and confirms that these objectives should be pursued in a mutually supportive way. This chapter also reinforces the presumption in favour of sustainable development, requiring planning decisions to support development proposals that accord with an up-to-date development plan and contribute positively to sustainable development.
- 4.3.3 Chapter 14 of the NPPF promotes high-quality, sustainable and attractive development, recognising that good design is a fundamental aspect of sustainable development. Planning decisions should ensure development is visually attractive, responds positively to local character and creates places that function well for existing and future users.
- 4.3.4 Policies D1 and D2 of the Local Plan are consistent with the objectives set out in the NPPF Chapter 4 Policies S3 and S4 and Chapter 14 Policy DP3.
- 4.3.5 Following the demolition of an existing detached outbuilding and associated cellar, the proposed development would comprise the erection of a detached, single-storey, three-bay cart lodge to provide storage space and parking for one vehicle. The cart

lodge would be positioned largely on the footprint of the existing outbuilding, thereby maintaining the established pattern of development within the site. The overall height of the proposed structure would broadly reflect that of the existing building, with the roof proposed to be finished in solar tiles.

- 4.3.6 In addition to the proposed demolition and construction of the new cart lodge building, the development includes associated hardstanding works to facilitate the enlargement of the existing courtyard and driveway area. These works comprise the installation of either a permeable resin-bound surface or block paving. The proposed materials are considered appropriate within the context of the site and would provide a suitably proportioned and functional access and parking area without detracting from the character and appearance of the surrounding area.
- 4.3.7 In terms of the development's impact on the street scene and the character and appearance of the Conservation Area, I am satisfied that, due to the angled alignment of the site boundary in relation to the High Street, together with the setback position of the proposed building within the plot, the development would not result in any significant harm to the visual amenities of the Conservation Area. As such, the proposal is considered to preserve its character and appearance.
- 4.3.8 I am therefore satisfied that the proposed development by virtue of its modest size, siting and design is considered acceptable and in accordance with Policies D1 and D2 of the Local Plan and Chapter 4 Policies S3 and S4 and Chapter 14 Policy DP3 of the NPPF.

Impact on Heritage Assets

- 4.3.9 Where development proposals are located within a Conservation Area, the Council is required to have special regard to preserving or enhancing the character or appearance of the Conservation Area, in accordance with Sections 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990. Chapter 20 of the NPPF relates to the conservation and enhancement of heritage assets which is reflected in Policy HE1 of the Local Plan.
- 4.3.10 Within a Conservation Area, the Council has a statutory duty to pay special attention to the desirability of preserving or enhancing the character or appearance of that area, in accordance with Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990. National planning policy relating to the conservation and enhancement of the historic environment is set out in Chapter 20 of the NPPF. In this regard, Policy HE1 of the Local Plan is consistent with the NPPF.
- 4.3.11 Chapter 20 of the NPPF seeks to conserve and enhance the historic environment by protecting heritage assets in accordance with their significance and ensuring that any harm is fully justified and weighed against the public benefits of development.
- 4.3.12 The proposed development would not have any significant impact on the character and appearance of the conservation area. The proposed design is considered sympathetic to the locality. Whilst I acknowledge the comments made by the Conservation Officer regarding potential alterations/enhancements to the external materials and detailing, it is noted that he ultimately concludes that the proposal, as submitted, is "unobjectionable". Although there is a degree of merit in potential alterations/enhancements to the external finish, I do not consider, the proposed materials unsuitable in this location given the position of the building and its relationship to the wider conservation area. As such, the proposal would not result in any harm to the heritage significance of the conservation area.

- 4.3.13 Therefore, I am satisfied that the development is acceptable and in accordance with Policy HE1 of the Local Plan and Chapter 20 Policies HE4, HE5, HE6 and HE9 of the NPPF.

Ecology

- 4.3.14 Due to the age and condition of the outbuilding and associated cellar, the Council's Ecology Officer requested a Preliminary Roost Assessment (PRA) relating to the potential use of the building by bats. Following submission of the PRA, a Bat Roosting Assessment (BRA) was subsequently submitted where the Ecology Officer noted that at paragraph 5.1.5 of the (BRA) "*...a precautionary approach to demolition is advised and should roosting bats or evidence of roosting bats be discovered, works should cease until the advice of Natural England licensed bat ecologist has been sought.*" This will be added as an Informative to the decision notice.
- 4.3.15 I am satisfied that the measures taken are in accordance with Policy NE4 of the Local Plan and Chapter 19 Policy N2 of the NPPF.

Archaeology

- 4.3.16 Chapter 20 Policy HE10 of the NPPF recognises archaeological remains as an irreplaceable part of the historic environment and seeks to ensure that their significance is properly understood before planning decisions are made. Development proposals affecting sites of archaeological interest should be supported by appropriate information proportionate to the asset's significance, and where harm cannot be avoided, suitable measures for investigation, recording, preservation and public benefit should be secured. The overarching aim is to conserve archaeological heritage in a manner appropriate to its significance whilst enabling sustainable development.
- 4.3.17 Policy HE4 of the Local Plan reflects the objectives of the NPPF by seeking to ensure that development proposals appropriately conserve and, where possible, enhance the significance of archaeological heritage assets. Accordingly, any potential impact on archaeological remains must be carefully assessed and weighed against the public benefits of the proposal.
- 4.3.18 The proposed development is of a minor scale within an already built-up area and is unlikely to disrupt subterranean heritage.
- 4.3.19 Therefore, I am satisfied that the development is in accordance with Policy HE4 of the Local Plan and Chapter 20 Policies HE4, HE5, HE6 and HE7 of the NPPF.

Impact on Neighbouring Properties:

- 4.3.20 A core planning principle set out in Chapter 17 of 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 Local Plan.
- 4.3.21 I am satisfied that the proposed development, by virtue of its position, and its relationship with existing built form, would not impact existing residential amenity to any significant degree and would be in accordance with Policy D3 of the Local Plan and Chapter 17 Policy P3 of the NPPF.

Highways and Parking:

- 4.3.22 The proposed development would increase the amount of off-street parking within the plot.

Biodiversity Net Gain (BNG)

- 4.3.23 The development is not subject to the statutory biodiversity gain condition because it falls within an exemption provided by Schedule 7A to the Town and Country Planning Act 1990 and/or the Biodiversity Gain Requirements (Exemptions) Regulations 2024 (as amended).

Environmental Implications:

- 4.3.24 The Council's Sustainability Supplementary Planning Document (2024) seeks to ensure that new developments are future proofed against the challenge of climate change.
- 4.3.25 Chapter 5 of the NPPF sets out how the planning system should support the transition to a low carbon future. The principles set out in Chapter 5 are reflected in Policy D1 of the Local Plan, which sets out that development proposals 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.
- 4.3.26 Based on the details submitted, the proposed development, is unlikely to have any significant implications for the local environment in terms of carbon emissions and therefore would be generally in accordance with Policy D1 of the Local Plan and Chapter 5 of the NPPF.

4.4 **Conclusion**

- 4.4.1 The proposed development is considered acceptable and in accordance with Policies SP1, SP2, SP9, SP12, SP13, D1, D2, D3, HE1, HE4 and NE4 of the Local Plan and Chapters 4, 5, 14, 17, 19 and 20 of the NPPF.

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.

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. As set out in paragraph 5.1.5 of the Bat Roosting Assessment dated August 2026 by ELMAW Consulting, a precautionary approach to demolition is advised, and should roosting bats or evidence of roosting bats be discovered, works should cease until the advice of Natural England licensed bat ecologist has been sought.

Signed  Shaun Greaves Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 22 September 2026	