

Mr & Mrs Hendricks

15 Deards End Lane
Knebworth
SG3 6NL

Revision: - 0
Date: November 2025

PLANNING SUBMISSION

Contents

1.	Introduction	1
1.1	The Application	1
1.2	The Applicant	1
1.3	Background	1
1.4	Applicants Agent	1
2.	Context	2
2.1	The Requirement	2
2.2	Site Location	2
2.3	Site Description	2
2.4	Site Character	2
2.5	Planning Policy	3
3.	Survey / Investigation	3
3.1	Flood Risk	3
3.2	Ecology	3
3.3	Arboriculture	3
3.4	Transport	4
3.5	Noise Impact	4
3.6	Utilities	4
3.7	Biodiversity	4
4.	Proposals	4
4.1	Amount	4
4.2	Layout	4
4.3	Scale	4
4.4	Appearance	5
4.5	Landscaping	5
4.6	Access and Inclusion	5
4.7	Sustainability	5
4.8	Foul and Surface Water Drainage	5
5.	Planning Statement	5
5.1	Planning Policy Context (Local Plan)	5
5.2	Planning Policy Context (NPPF)	5
5.3	Planning Policy Context (Local Plan)	6
5.4	Development Rationale	7
6.	Conclusion	8

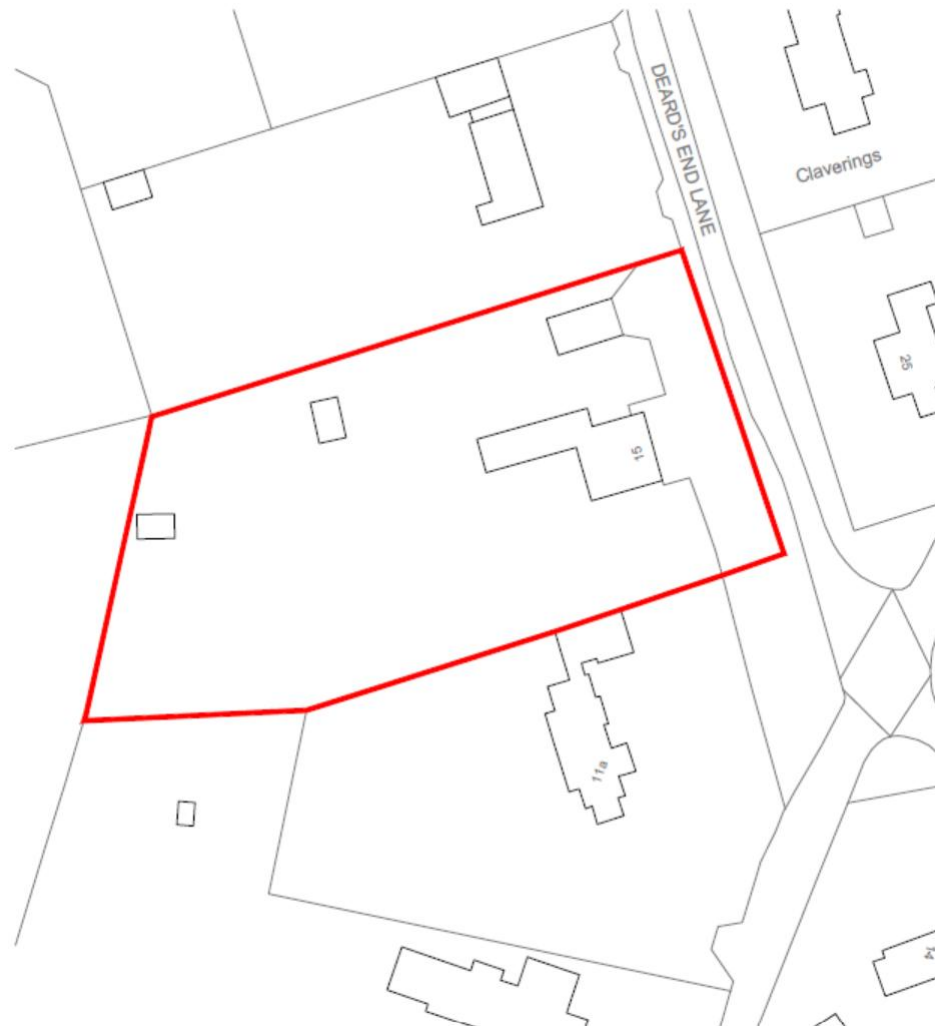


Figure 1 – Site Location Plan (site area marked in red)

1. Introduction

1.1 The Application

This planning application is for the installation of new access gates at the dwelling at 15 Deards End Lane (Figure 1).

1.2 The Applicant

The applicant, Mr & Mrs Hendricks, are the owners of the site.

1.3 Background

The applicant is seeking to ensure further security to the site with the installation of new access gates and extend the existing hedgerow to become part of the alterations along the front boundary to the site. This is a resubmission of a previous scheme reference 19/01289/FPH that was refused following an appeal in February 2020. The originally proposed high metal gates positioned closer to the roadside were considered to be a suburban addition to the road, resulting in harm that was upheld by the Planning Inspectorate within an appeal.

- **19/01289/FPH** - Installation of entry gates, refused 18 October 2019 (appeal dismissed 28 January 2020)

The building and site's other planning history includes:

- **83/00431/1** - Erection of first floor rear extension - permitted 18 Nov 1983
- **83/00938/1LB** - Erection of first floor rear extension - permitted 18 Nov 1983
- **90/00857/1** - First floor and part two storey rear extension (as amended by plans received 14th November 1990) - permitted 03 Jan 1991
- **90/00955/1LB** - First floor and part two storey rear extension (as amended by plans received 14th November 1990) - permitted 03 Jan 1991
- **16/01568/1HH** - Hipped roof to part of existing flat felt roof single storey rear extension and insertion of 3 hipped roof dormer windows to create additional bedroom/ensuite in roofspace, with lead finish to remainder of flat felt roof - permitted 13 Oct 2016
- **16/01569/1LB** - Hipped roof to part of existing flat felt roof single storey rear extension and insertion of 3 hipped roof dormer windows to create additional bedroom/ensuite in roofspace, with lead finish to remainder of flat felt roof. Internal alterations and alterations to fenestration - permitted 13 Oct 2016
- Conditions 2, 3, 4, 5 of the **16/01569/1LB** were approved separately.



Figure 2 – Entrance into 15 Deards End Lane



Figure 3 – Exit from 15 Deards End Lane

1.4 Applicants Agent

This application has been produced by RS Studio on behalf of the applicant.

2. Context

2.1 The Requirement

The proposal intends to introduce new access gates and extend the existing hedgerow to a residential dwelling.

2.2 Site Location

The application site is located at 15 Deards End Lane, Knebworth. The site falls within the boundaries of North Hertfordshire (North Herts) Council. The site postcode is SG3 6NL (Figure 1).

2.3 Site Description

No.15 Deards End Lane is Grade-II listed and was built around 1912. The dwelling's significance to the area was established by its connection with Sir Edwin Lutyens (renowned English architect) and the area's plans for the Knebworth Garden Village. No.15 is one of three buildings that were designed by Sir Edwin. The building is a blend of the Neo-Georgian style with Arts and Crafts devices.

No.15 is a detached, 2-storey dwelling that is positioned within a substantial plot. The dwelling is screened from the lane with a hedgerow and mature trees with a semi-circular driveway, with an "in-out" arrangement (see figures 2 and 3). The existing dwelling and its curtilage have benefitted from previous extensions and alterations, including a rear dwelling extension and roof extensions with additional dormer windows. A detached flat-roof garage was also built along the north side boundary adjacent the driveway.

2.4 Area Character

The site within the settlement boundary, as well as within the Deards End Lane Conservation Area. The area is considered semi-rural and residential with large, detached dwellings within significant plots. The dwellings have large front gardens with front driveways, and the lane is tree-lined with significant hedgerows planted close to the road verge. Additional assessment of the site's significance within the Conservation Area can be found within the accompanying Heritage Impact Appraisal.

Deards End Lane not a through-road and lacks public parking or pavements. The section of road where No.15 is located is unadopted and not maintained by the Hertfordshire Highways Network. Its narrow width does not allow for roadside parking. Although the road and listed



Figure 4 - Flood Risk Map for Planning (extract)

building are significant in the setting, public vehicle access is limited but this does not exclude the site from the need to preserve its setting for all to appreciate.

Immediately west of the proposal site is land for 200 homes approved within the Local Plan (Policy KB1).

2.5 Planning Policy

The North Hertfordshire Local Plan 2011-2031 comprises:

Policy SP12 - Green infrastructure, landscape and biodiversity

Policy SP13 - Historic environment

Policy T1 - Assessment of transport matters

Policy T2 - Parking

Policy D1 - Sustainable design

Policy D2 - House extensions, replacement dwellings and outbuildings

Policy D3 - Protecting living conditions

Policy NE2 - Landscape

Policy NE4 - Biodiversity and geological sites

Policy HE1 - Designated heritage assets

Other relevant guidance / SPD's that have been considered in this statement:

Deards End Lane Conservation Area Appraisal 2008

North Hertfordshire District Council Design Supplementary Planning Document 2011

Knebworth Neighbourhood Plan 2019-2031

3. Survey / Investigation

3.1 Flood Risk

The Environment Agency flood risk maps were reviewed, and it was identified that the site lies within Flood Zone 1. As no significant works that would be subject to flood impact are proposed, no further flood risk assessment work has been undertaken (see figure 4).

3.2 Ecology

DEFRA's Magic Maps were reviewed and there is no evidence of protected species identified in or around the site that would be impacted by this proposal. As such no further assessment work has been undertaken.

3.3 Arboriculture

There are significant trees planted along the front and within boundaries of the residential site. Given the proposal's limited ground works (fence post installation to be hand-dug), it is not considered necessary to require a tree survey or impact assessment of the gate installations. As such no further assessment work has been undertaken.

3.4 Transport

The proposal has considered the highways technical guidance in the design of the access gates (southern gate set) to allow a 4.8m gap to the roadside, with gates opening inward. As there is no further increase or demand of vehicle crossings from the existing residential use, no further transport assessment is considered necessary.

3.5 Noise Impact

The proposals will not result in any material change to noise as there is no change of use. As such no further assessment work in this regard has been undertaken.

3.6 Utilities

The proposals will not result in any material change to utilities provision. As such no further assessment work in this regard has been undertaken.

3.7 Biodiversity Net Gain

The development is for alterations to an existing dwelling (householder), so the proposal is subject to the Biodiversity Net Gain (BNG) exemption.

4. Proposals

4.1 Amount

The proposal is for the installation of access gates and extended hedgerows within both entrances to the front driveway. This will not create any alterations to the Grade II listed building. The site area measures approximately 485m².

4.2 Layout

The works proposed are within the front driveways. The proposed electronic gates will be set back from the roadside to allow for the safe vehicle ingress and egress to the dwelling's driveway. Planted hedges will provide an additional barrier/enclosure toward the gates.

4.3 Scale

The alterations are limited to what is necessary to secure the site with electronic access gates within each access points. In addition, the hedgerows will be extended up to the gates, rather than introduce further building works (such as walls or brick piers).

4.4 Appearance

In consideration to the 19/01289/FPH application Planning Officer's assessment and the Planning Inspectorate feedback, the gates were redesigned with a more traditional style compatible with an Arts and Crafts period architecture. The height will be 1.57m and the stiles, which start at 1.1m, will allow the more historic features of the dwelling to be appreciated from the public realm by virtue of their lattice arrangement. The gates will be set back into the site, outside the more public views, thus retaining the special semi-rural appearance of the Conservation Area. This will prevent the "imposing suburban addition" compared to the previous gate design and position.

4.5 Landscaping

The existing hedgerows along the southern access will be enhanced by approximately 3m of additional planting. The northern access hedgerows will be enhanced by approximately 2m of additional planting. This will create more security to the site whilst also increasing its biodiversity habitat.

4.6 Access and Inclusion

The proposal is for new accesses gates to a residential dwelling, and therefore measures for access and inclusion are not relevant in this regard.

4.7 Sustainability

The access gates will not impact the site's existing sustainability given the minor alterations proposed.

4.8 Foul and Surface Water Drainage

The proposal will not have further impact to the residential dwelling's foul and surface water drainage.

5. Planning Statement

5.1 Planning (Listed Buildings and Conservation Areas) Act

Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act requires the decision maker, in considering whether to grant planning permission for development which affects a listed building or its setting, to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest. Section 72(1) of the Act requires special attention to be paid to the desirability of preserving or enhancing the character or appearance of the Conservation Area.

5.2 Planning Policy Context (NPPF)

Section 15, Paragraph 214 of the NPPF states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use. With the amended position of the gates set back from the roadside, the visual result would be similar to the existing views within the Conservation Area. The gates do not interrupt any of the public views of the building that can still be appreciated from the roadside for passersby.

5.3 Planning Policy Context (Local Plan)

Policy SP12 (Green infrastructure, landscape and biodiversity) – With the extension of the existing hedgerow, the proposal is considered to protect and enhance the natural environment, in compliance with policy.

Policy SP13 (Historic environment) – This policy balances the need for growth with the proper protection and enhancement of the historic environment. As the proposal aims to provide additional security to the site without impeding on the Conservation Area or views to the listed building, the proposal is in compliance with this policy.

Policy T1 (Assessment of transport matters) – The 4.8m distance from the edge of the highway provides sufficient space for vehicles to enter and exit the site without disruption to the road.

Policy T2 (Parking) – Sufficient parking standards are maintained within the site as the position of the gates would not reduce available parking to the site.

Policy D1 (Sustainable design) – The placement of the gates away from the more public views is considered to have a neutral impact on the Conservation Area, thus preserving the visual setting.

Policy D2 (House extensions, replacement dwellings and outbuildings) – The access gates are considered a minor alteration to the listed building's curtilage and ensure no further harmful impact to the Conservation Area.

Policy D3 (Protecting living conditions) – The minor installation of access is not expected to impose upon the living conditions of the applicant or neighbours.

Policy NE2 (Landscape) – The proposal will include a slight extension to existing hedgerows that are outside the more obvious views from Deards End Lane, thus preserving its landscape character.



Figure 5 - No.9 Deards End Lane (Google Streetview extract)

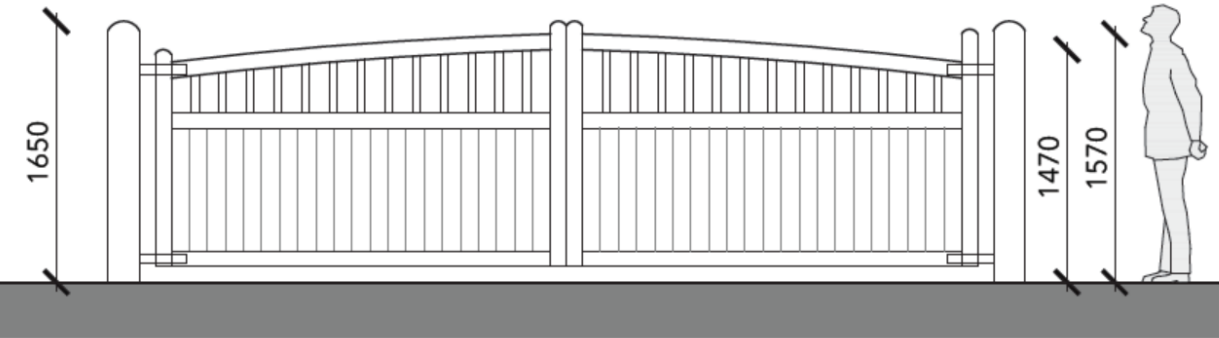


Figure 6 - Proposed "sweeping cottage top" Gates

P&M classification	Major Road [Road Hierarchy]	Major Road Speed Limit	X	Y (excluding bonnet allowance)	Y (including bonnet allowance) P2/M2
P2/M2	Secondary Distributor	40mph	4.5m	N/A	120m
P2/M2	Local Distributor	30mph	4.5m	43m	43m
P2/M1	Major Access Road	20mph	2.4m	31m	33m
P2/M1	Minor Access Road	20mph	2.4m	31m	33m
P2/M1	Shared Surface Road	20mph (10mph)	2.4m	9m	11m
P2/M2	Industrial Estate Road	30mph	4.5m	51m	51m ²

12.5 The visibility requirements outlined above also apply to private drives, but the X distance can be reduced to 2.4m from the edge of the footway or carriageway.

Figure 7 - Extracts from Hertfordshire Highways Place and Movement Planning and Design Guide

Policy HE1 (Designated heritage assets) - Consideration to the design and placement of the access gates, the proposal will not impede upon public views of the site and wider Conservation Area.

5.4 Development Rationale

Principle

Paragraph 48 of the NPPF requires that applications for planning permission be determined in accordance with the Development Plan unless material considerations indicate otherwise.

The application site is within the defined settlement boundary of Knebworth where the principle of development is acceptable subject to compliance with the Development Plan and material planning considerations.

Design and Character

This application is a redesign of the access gates, including a new set-back position of the gates after consideration to the Planning Inspectorate’s feedback and the LPA’s Conservation Officer report from October 2019. As the Conservation Area Appraisal had highlighted what would be a more acceptable design based on No.9 Deards End Lane’s traditionally mounted timber gates (see figure 5), this proposal intends to be similarly designed as No.9 by using sweeping cottage top timber double gate, opening inwards, that is set back into the driveway by approximately 4.8m (Figure 6).

Whilst a 4.8m setback is less than the recommended 6m as defined in the Hertfordshire Highways place and Movement Planning and Design Guide, it should be noted that the road only services a further 6no properties and terminates in a cul-de-sac arrangement. Vehicle speeds are thus likely to be less than 20mph, and thus enough space to halt and park a vehicle in front of the gate should be sufficient in this instance, hence the 4.8m setback (commensurate with the size of a parking space). The northern gate is for exiting the property, and thus is setback by 3.4m which exceeds the minimum “x-distance” requirements (see figure 7)

The gate design reflects the Arts and Crafts period architecture. As the dwelling’s hedgerow is also an important feature to the lane, the gates will have its hedgerow extended up to the gates to perform a security function while increasing biodiversity to the site.

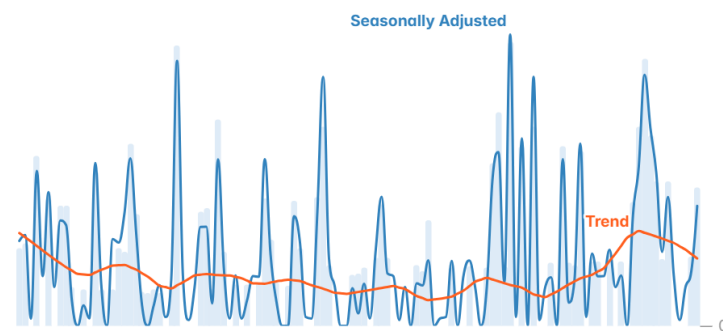
The redesign and position of the gates will provide enhanced security to the site while allowing the dwelling to be fully appreciated from the public views from the lane. The Planning Inspectorate implied within the January 2020 appeal decision that the security issue to the site would only benefit the applicant, without elaboration to potential criminal damage

Burglary Trend

Rising in Knebworth by 46% over last 3 years

CrimeRate.co.uk

— 4



Burglary is trending upwards compared to the national average, with a CrimeRate Index trend of **0.75** as of Sep 2025.

Three years ago, the Burglary CrimeRate Index trend was **0.51** times the national average, and the current trend represents an increase of 46% over the last three years.

Figure 8 - 12-month burglary statistics for Knebworth

to the historic building if the site were not protected. Research into crime statistics noted that burglary is on an upward trend in the area with a 46% increase in the last 3 years. The design of the gates and hedge extension would provide a much-needed deterrent to potential vehicle theft, burglary or damage to the listed building. When considering an alternative to protecting the site (i.e. security cameras and additional lighting), the proposal is considered to provide a preferable solution to protecting a historic asset whilst maintaining the existing semi-rural character of the Conservation Area.

6. Conclusion

Based upon the above assessment it is considered that the development proposed preserves the setting of the listed building and Conservation Area in accordance with Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990; Section 16 of the NPPF; in compliance with SP13 and HE1 of the Local Plan; and protects the historic setting of the Deards End Lane Conservation Area Appraisal.

In conclusion, the proposal accords with the NPPF and Development Plan policies of the Local Plan. The proposals therefore cause no harm to the integrity of the heritage asset or significance of the area and should therefore be supported.