

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/01083/FPH	To repair and restore all of the upstairs and kitchen windows with Landvac double glazing. The glass and window frames will remain the same visually.	St Ibbs Lodge London Road St Ippolyts Hitchin Hertfordshire SG4 7NL

Submitted Plan Nos

215- 010 215- 011 215- 001

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

2.0 **Site History**

2.1 Various applications.

3.0 **Representations**

3.1 **Conservation Officer – No Objection:**

Considered to occasion less than substantial harm, at the low end of the spectrum. Recommends condition for joinery details.

3.2 Neighbours: None received.

3.3 Parish Council – No Objection.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 St Ibbs comprises a Grade II Listed residential dwelling off Rustling End, near to Codicote. The site is within the Green Belt. Its list entry reads as follows:

“Gate lodge, now a private house. Early/mid C19 (probably after 1840), W wing 1975. Original N wing has thick cob walls roughcast externally and protected by very wide overhang of hipped steep thatched roof with fancy ridge and aprons to eyebrow dormers. W wing has roughcast exterior and matching extension of roof finished with half-hip at S end. A small 1 1/2-storeys rectangular lodge set back from main road beside former gates to St. Ibbs, with entrance in E end facing main road and longer C20 matching extension running S from W end of S side

with new diagonal entrance in the angle. One chimney at junction of wings and one to S part of W wing in front roofslope. Outer angle of wall and roof a parabolic curve. Old entrance has plank door with round head flanked by 2 round arched windows. Flush wooden casement windows with Y-tracery and small panes. External boarded shutters to 2 similar windows on N side. Semi-circular recessed dormer windows, one on E end and 2 on N roofslope. Matching dormer to W wing. Semi-circular bay window to S end. (Inf Mrs. Rance)."

4.2 **Proposal**

4.2.1 Planning Permission is sought for:

To repair and restore all of the upstairs and kitchen windows with Landvac double glazing. The glass and window frames will remain the same visually.

4.3 **Key Issues**

4.3.1 The key issues for consideration are as follows:

- The principle of the Development in the Green Belt.
- The acceptability of the design of the proposed development and its resultant impact on the character and appearance of the area and special interest of the listed building
- 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 brushed over by the Green Belt. Exception c) within Paragraph 154 permits extensions and alterations to dwellings provided they are not disproportionate to the original dwelling. Given that the proposals do not seek to enlarge the building, the works are considered to comply with this exception. Therefore, Policy SP5 of the Local Plan would be complied with.

Design and Appearance:

4.3.3 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.

4.3.4 Broadly, the proposed works would not alter the appearance of the building given the similarity in the appearance of the existing and proposed window and door details. Some views would be gained from public vantage points of these alterations, however, it is not considered that harm to the street scene and the contributions of this building to the area would arise.

- 4.3.5 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 design and appearance are therefore acceptable.

Impacts to Listed Building:

- 4.3.6 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 Listed Building, 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. Section 72 of the Planning (Listed Building and Conservation Areas) act 1990 emphasises that development should seek to the preservation or enhancement of the Listed Building. The Conservation Officer has not objected to the proposed development. The alterations are not considered to occasion unacceptable harm or a loss of historic fabric that would be to the detriment of this listed building and heritage asset. Therefore, the proposal is considered to comply with Policies HE1 of the Local Plan and Section 16 of the NPPF.

Impact on Neighbouring Properties:

- 4.3.7 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.
- 4.3.8 Given the isolated nature of the site, and the lack of enlargement of the building, it is not considered to occasion harm to amenity in the form of a loss of privacy, light or from dominance. No neighbour objections were received.
- 4.3.9 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:

- 4.3.10 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:

- 4.3.11 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:

- 4.3.12 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.

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: 12 December 2025	