

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/02075/FPH	Single storey rear extension following demolition of existing rear conservatory. Bay window extension to lounge with extended porch canopy over front door and alterations to existing detached garage to facilitate partial conversion to create guest accommodation. Installation of flue following removal chimney stacks and external cladding (revision of previously approved planning permission 25/01171/FPH granted 05.08.2025).	15 Swan Street Ashwell Baldock Hertfordshire SG7 5NY

Submitted Plan Nos

L-01 Rev B L-02 Rev C L-03 Rev C

1.0 Policies

1.0 Local and National Policy

1.1 National Planning Policy Framework 2024 (NPPF)

Section 2 – Achieving sustainable development

Section 12 – Achieving well-designed places

Section 14 - Meeting the challenges of climate change, flooding and coastal change

Section 16 – Conserving and enhancing the historic environment

1.2 North Hertfordshire Local Plan 2011-2031 (NHLP)

Strategic Policies

Policy SP1 – Sustainable Development in North Hertfordshire

Policy SP2 – Settlement Hierarchy and Spatial Distribution

Policy SP9 – Design and Sustainability

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 HS6 – Relatives' and dependents' accommodation

1.3 Ashwell Neighbourhood Plan 2021

Policy ASH3 – Character of Development

Policy ASH4 – Design of Development

2.0 Relevant Site History

- 2.1 25/01171/FPH - Single storey rear extension following demolition of existing rear conservatory, bay window extension to lounge with extended porch canopy over front door, partial conversion of garage to bedroom suite and removal and reinstatement of

chimney stacks (as amended by plans received on 10th June and 5th August 2025).
Conditional Permission.

- 2.2 87/00546/1 - Erection of detached house and triple garage following demolition of existing barn. Conditional Permission 04/06/1987.

3.0 **Representations**

- 3.1 **Press, Site and Neighbour Consultation** – One comment in support of the modifications to the dwelling and garage has been received from no.60 High Street, Ashwell. No.60 is located to the southeast of the application site.
- 3.2 **Ashwell Parish Council** – No objection.
- 3.3 **HCC Historic Environment (Archaeology)** – None received.
- 3.4 **NHC Conservation Officer** - Although not consulted on the current application, the consultee response on the previous application 25/01171/FPH prior to the amendments to retain the existing external render finish gave the following response in relation to the installation of timber cladding '*Preference to retain render finish and chimney stacks but neutral at best rather than positive and that there would be no harm to justify refusal*'.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

- 4.1.1 The site lies on the south side of Swan Street within the Ashwell Conservation Area. Whilst this property is understood to have been constructed in the 1980's and not listed, there are several listed buildings such as the Town House otherwise known as Ashwell Museum a grade II* listed building immediately to the northeast and St. Mary's Church a grade I listed building to the north.
- 4.1.2 The property comprises of a detached two-storey dwelling with detached garage and store sited to the east of the dwelling.
- 4.1.3 The application site is within the settlement boundary for Ashwell where development is generally acceptable subject to policy requirements.

4.2 **Proposal**

- 4.2.1 Single storey rear extension following demolition of existing rear conservatory. Bay window extension to lounge with extended porch canopy over front door and alterations to existing detached garage to facilitate partial conversion to create guest accommodation. Installation of flue following removal chimney stacks and external cladding (revision of previously approved planning permission 25/01171/FPH granted 05.08.2025).
- 4.2.2 The application is supported by a Design and Access Statement (Rev A) dated June 2025

4.3 **Key Issues**

4.3.1 The key issues for consideration are as follows:

- The acceptability of the design of the proposed development and its resultant impact on the locally listed building and the character and appearance of the Conservation 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.

Design

4.3.2 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 to communities”*. In this regard, Policy D1 and D2 of the Local Plan are consistent with the objectives set out within the NPPF.

4.3.3 The proposal would see the installation of stained horizontal feather edged timber weatherboarding to the external face of the dwelling, including to the front/side elevation of the existing garage/store building albeit with the exception of the proposed single storey extension to the rear, southeast elevation which would replace an existing conservatory and which would be constructed using a facing brickwork to match that of the existing garage/store. Openings to the rear extension would comprise of two windows to both side elevations, a set of bi-folding doors facing the rear garden and a velux rooflight to the southwest roof slope. To the front, northeast elevation, a bay window with porch canopy would be formed with mono pitched roof. Materials for the rear extension and porch would comprise of plain roof tiles and facing brickwork which would again match that of the existing detached garage. Windows throughout the dwelling would undergo a change in design yet retain a dark uPVC with an oak main entrance door. At roof level, a flue is proposed with the original chimney stacks to the dwelling removed, this would allow for improved internal circulation space within the dwelling. Despite amendments to the previous application reverting the external finish of the dwelling to render from proposed weatherboarding and the construction of two false chimney stacks to reflect the existing appearance of the dwelling in terms of its context in the locality, I accept that the dwelling is of a relatively modern construction and set back from the frontage with Swan Street. As such I find the proposal as set out to be unobjectionable in terms of the introduction of an alternative external finish and introduction of a flue.

4.3.4 In addition to the proposed changes to the dwelling, the proposal includes a partial change to the layout of the existing garage which currently provides for the off-street parking of two vehicles, store and WC. The proposal would retain the parking with the store and WC becoming a separate area providing for ancillary residential accommodation in the form of a guest bedroom with en-suite facilities. An additional window would be formed to the west elevation facing towards the rear of the dwelling and a velux rooflight installed to the east roof slope.

- 4.3.5 I am satisfied that the proposed extensions to the dwelling and formation of ancillary residential accommodation is acceptable and in accordance with Policy D1 of the Local Plan and Section 12 of the NPPF.

Impact on Heritage Assets

- 4.3.6 Within a Conservation Area, the Council has a 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 Listed Building and Conservation Areas Act (1990). Furthermore, Section 16 of the NPPF sets out guidance relating to sustaining and enhancing heritage assets. In this regard, Policy HE1 of the Local Plan is consistent with the NPPF.
- 4.3.7 When considering the impact of proposed development on the significance of a designated heritage asset (such as a Conservation Area), the NPPF notes that great weight should be given to the asset's conservation; the more important the asset, the greater the weight should be.
- 4.3.8 The proposed design and materials are considered to have a neutral impact on the locality and to the conservation area and there would not be any harm to the heritage significance of the conservation area as a result of the development.
- 4.3.9 I am satisfied that the development is acceptable and in accordance with Policy HE1 of the Local Plan and Section 16 of the NPPF.

Archaeology

- 4.3.10 When considering the impact of proposed development on the significance of a designated heritage asset (such as archaeology), the NPPF (Section 16 – Conserving and enhancing the historic environment) notes that great weight should be given to the asset's conservation; the more important the asset, the greater the weight should be. In this regard, Policy HE4 of the Local Plan is consistent with the NPPF.
- 4.3.11 The proposed development is of a minor scale within an already built-up area and is unlikely to disrupt subterranean heritage.
- 4.3.12 I am satisfied that the development is in accordance with Policy HE4 of the Local Plan and Section 16 of the NPPF.

Impact on Neighbouring Properties:

- 4.3.13 A core planning principle set out in 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..
- 4.3.14 No objections have been received and given the minor scale of the development I am satisfied that there would be no impact on existing residential amenity.
- 4.3.15 I am satisfied that the proposal is in accordance with Policy D3 of the Local Plan and Section 12 of the NPPF.

Highways and Parking:

- 4.3.16 The dwelling is served by sufficient off-street parking spaces which would not be affected by the proposed development and is therefore considered to be in accordance with Policy T2 of the Local Plan.

Biodiversity Net Gain (BNG)

- 4.3.17 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.

Environmental Implications:

- 4.3.18 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 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.
- 4.3.1 In my view, the proposed development would be 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 Section 14 of the NPPF.

4.4 Conclusion

- 4.4.1 The proposed development is considered acceptable and in accordance with Policies SP1, SP9, SP13, D1, D2, D3, HE1, HE4 and T2 of the Local Plan 2011-2031 and Sections 2, 12, 14 and 16 of the 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.

3. The residential annexe hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the dwellinghouse known or last known as 15, Swan Street, Ashwell, Hertfordshire SG7 5NY.

Reason: To avoid the creation of a new dwelling contrary to the planning policies applicable to the area and to avoid the occupation of two separate dwellings by persons unconnected with each other as this would result in an unsatisfactory relationship and inadequate standard of amenity for both properties and to comply with Policy HS6 of the North Hertfordshire Local Plan 2011 to 2031.

4. The external roofing materials of the approved development shall be of a similar appearance (colour) to the main dwelling known or last known as 15, Swan Street, Ashwell, Hertfordshire SG7 5NY, unless otherwise agreed in writing with the Local Planning Authority.

Reason: In the interests of character and appearance. To comply with Policy D1 of the Local Plan.

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  Anne McDonald	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 6 October 2025	