

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/01382/FPH	Replace existing rear conservatory roof.	Applecroft 6 Willow Court Baldock Lane Willian Letchworth Garden City Hertfordshire SG6 2GA

Submitted Plan Nos

Location Plan Block Plan Existing Plans and Elevations Proposed Plans and Elevations

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 SP5 – Countryside and Green Belt

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

2.0 **Relevant Site History**

2.1 98/01242/1 - Conversion of existing group of barns to 4 dwellings, rebuilding of garage block to two dwellings. Conversion of existing barn into garages, erection of new garage block, demolition of tin barn and ancillary works. Conditional Permission.

2.2 98/01268/1LB - Conversion of existing group of barns to 4 dwellings, rebuilding of garage block to create 2 dwellings, conversion of existing barn into garages, erection of new garage blocks, demolition of tin barn and ancillary. Granted.

2.3 99/01674/1LB - Rebuilding of garage block to create two dwellings with conservatories (Units D1 and D2) and addition of apex window to unit D2 (partial variation of Listed Building Consent 98/1268/1LB granted 18.2.99). Granted.

2.4 99/01675/1 - Rebuilding of garage block to create two dwellings with conservatories (Units D1 and D2) (partial variation of planning permission ref. no. 98/1242/1 granted 18.2.99). Conditional Permission.

3.0 **Representations**

3.1 **Press, Site and Neighbour Consultation** – None received.

3.2 **LGCHF** – None received.

4.0 **Planning Considerations**

4.1 Site and Surroundings

- 4.1.1 The site lies within the Willian Conservation Area and the Green Belt.
- 4.1.2 The application site is contained within a group of buildings which fell within the curtilage of Lordship Farmhouse, a grade II listed building, with a list description as follows –

“Mid C19 farmhouse. Two storeys. Double fronted with 3 windows. Hipped Welsh slate roof with projecting eaves. Wall stacks with dentil brick mouldings. Painted brick with broad pilaster strips between window bays. Segmental arches to recessed sash windows with glazing bars. Round-arched doorway with radial fanlight and half glazed panel door. Gabled wooden porch with turned balusters on dwarf wall. On west side at rear, 2 storey, 2 window wing extension in similar style to main building.”

- 4.1.2 Prior to the re-development of the site, the land comprised of a farmyard and agricultural land, with the buildings since having been converted and some re-built.
- 4.1.3 The wider surroundings are residential dwellings forming Willian, with Letchworth Garden City to the north.

4.2 **Proposal**

- 4.2.1 Replace existing rear conservatory roof.

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 character and appearance of the Conservation Area.
- The impact of the development on the Green Belt.
- The impact that the proposed development would have on the living conditions of neighbouring properties.
- 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 proposed design would see the existing glazed roof to the existing conservatory partly infilled using composite insulated roof panels known as an *‘ultraframe livin roof’* in an anthracite grey colour. The two central panes of the existing glazed roof would remain.

- 4.3.4 I am satisfied that the proposed works would be sympathetic to the existing character and appearance of the property and in accordance with Policies D1 and D2 of the Local Plan and Section 12 of the NPPF.

Impact on the Green Belt

- 4.3.5 Section 13 of the National Planning Policy Framework (NPPF) notes that great importance should be attached to the Green Belt and that the main aim of Green Belt policy is to keep land permanently open. Paragraph 153 states that inappropriate development should not be approved except in very special circumstances. Paragraph 154 provides for some exemptions to development in the Green Belt.
- 4.3.6 Policy SP5 of the Local Plan seeks to “recognise the intrinsic value of the countryside” which is supportive of suitable development where it “would not result in inappropriate development or where very special circumstances have been demonstrated”. This accords with the principles set out in Section 13 of the NPPF. Para 154 c) supports extensions and/or alterations to buildings “provided that it does not result in disproportionate additions over and above the size of the original building”.
- 4.3.7 Given the minor works proposed, and the lack of enlargement of the dwelling, I am satisfied that the development would represent a proportionate alteration of an existing building, thereby representing an exception to inappropriate development in the Green Belt in accordance with Policy SP5 of the Local Plan and Section 13 of the NPPF.

Impact on Heritage Assets

- 4.3.8 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.
- 4.3.9 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.
- 4.3.10 Following consultation with the Conservation Officer, it is not considered that the proposed works would result in harm to the character and appearance of the property nor would the impact of the proposed works harm the character and appearance of the wider setting including that of the setting of Lordship Farmhouse and is in accordance with Policy HE1 of the Local Plan and Section 16 of the NPPF.
- 4.3.11 It is noted that in relation to whether or not the building is curtilage listed, I have no substantial evidence that the property was in an ancillary use to the listed building on the material date (date of the listing). In cases of farmhouses, it is generally uncommon for the associated agricultural barns to be ancillary to the residential use of the dwelling, and on this basis that I do not consider an application for listed building consent would be required.

Impact on Neighbouring Properties:

- 4.3.12 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..
- 4.3.13 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.
- 4.3.14 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:

- 4.3.15 The dwelling is served by sufficient off-street parking spaces which would not be affected by the proposed development.

Biodiversity Net Gain (BNG)

- 4.3.16 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:

- 4.3.17 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.
- 4.3.18 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, SP2, SP5, SP9, SP13, D1, D2, D3 and HE1 of the Local Plan 2011-2031 and Sections 2, 12, 14 and 16 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.

Signed  Anne McDonald Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
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Date: 15 July 2025	
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