



**North
Herts
Council**

Correspondence address:

PO Box 10613, Nottingham, NG6 6DW

Telephone: 01462 474000

Householder Application for Planning Permission for works or extension to a dwelling

Town and Country Planning Act 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

Description of site location must be completed if postcode is not known:

Easting (x) Northing (y)

Description

Applicant Details

Name/Company

Title

MR

First name

Nicholas

Surname

Williams

Company Name

Address

Address line 1

9 Thatchers End

Address line 2

Address line 3

Town/City

Hitchin

County

Country

United Kingdom

Postcode

SG4 0PD

Are you an agent acting on behalf of the applicant?

☐ Yes

☒ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

Description of Proposed Works

Please describe the proposed works

Double story standard brick cavity wall construction and tile roof extension of original house side profile (as has been allowed for the neighbouring property at No.7) along with single story rear extension and full front driveway (as has been allowed for the neighbouring property at No.11). This extension will primarily replace an existing construction comprising of the original outhouse and utility along with a timber frame extension, hence minimal additional footprint will be added by these works. Visual and light impact are designed are also minimised by following the existing profile of the side structure, noting this has solid walls and due to the boundary fence, does not allow light to pass through.

The driveway will reduce congestion and parking shortages on Thatchers End via the removal of vehicles from roadside parking. The redevelopment of the property will improve the efficiency of the property via the addition of double or triple glazing and cavity wall insulation whilst the visual impact and character of the neighbourhood will be retained by not deviating from the existing roof profile and the use of similar materials and built type. This application is submitted in mind of several similar developments permitted and observed in the local area.

Has the work already been started without consent?

☐ Yes

☒ No

Materials

Does the proposed development require any materials to be used externally?

☒ Yes

☐ No

Please provide a description of existing and proposed materials and finishes to be used externally (including type, colour and name for each material)

Type:

Walls

Existing materials and finishes:

Standard brick cavity wall

Proposed materials and finishes:

Standard brick cavity wall

Type:

Roof

Existing materials and finishes:

Ceramic tile roof

Proposed materials and finishes:

Ceramic tile roof

Type:

Windows

Existing materials and finishes:

Single glazed UPVC frame

Proposed materials and finishes:

Double or triple glazed UPVC frame with roof skylights

Type:

Vehicle access and hard standing

Existing materials and finishes:

Concrete paving / Grass

Proposed materials and finishes:

Block paving or resin bound gravel

Are you supplying additional information on submitted plans, drawings or a design and access statement?

☐ Yes

☒ No

Trees and Hedges

Are there any trees or hedges on the property or on adjoining properties which are within falling distance of the proposed development?

☐ Yes

☒ No

Will any trees or hedges need to be removed or pruned in order to carry out your proposal?

☐ Yes

☒ No

Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway?

- ☐ Yes
☒ No

Is a new or altered pedestrian access proposed to or from the public highway?

- ☐ Yes
☒ No

Do the proposals require any diversions, extinguishment and/or creation of public rights of way?

- ☐ Yes
☒ No

Parking

Will the proposed works affect existing car parking arrangements?

- ☒ Yes
☐ No

If Yes, please describe:

Additional car parking spaces on the property, reducing traffic restriction and parking on Thatchers End. This addition will utilise the existing dropped kerb to the property.

Biodiversity net gain

Paragraph 13 of Schedule 7A of the Town and Country Planning Act 1990 sets out that every planning permission granted for the development of land in England shall be deemed to have been granted subject to the 'biodiversity gain condition' requiring development to achieve a net gain of 10% of biodiversity value.

This is subject to exemptions, an exemption applies in relation to planning permission for a development which is the subject of a householder application, within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order (2015)*.

Applicants for planning permission are required to make a statement as to whether they believe the biodiversity gain condition will apply if permission is granted, please confirm:

☒ It is my belief that if permission is granted for the development to which this application relates the biodiversity gain condition would not apply

*A 'householder application' means an application for planning permission for development for an existing dwellinghouse, or development within the curtilage of such a dwellinghouse for any purpose incidental to the enjoyment of the dwellinghouse which is not an application for change of use or an application to change the number of dwellings in a building.

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- ☒ Yes
☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- ☐ The agent
☒ The applicant
☐ Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- ☐ Yes
☒ No

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

- ☐ Yes
☒ No

Ownership Certificates and Agricultural Land Declaration

Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of all the land to which this application relates; and has the applicant been the sole owner for more than 21 days?

- ☒ Yes
☐ No

Is any of the land to which the application relates part of an Agricultural Holding?

- ☐ Yes
☒ No

Certificate Of Ownership - Certificate A

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding**

* "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.

** "agricultural holding" has the meaning given by reference to the definition of "agricultural tenant" in section 65(8) of the Act.

NOTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.

Person Role

- ☒ The Applicant
☐ The Agent

Title

MR

First Name

Nicholas

Surname

Williams

Declaration Date

02/05/2025

☒ Declaration made

Declaration

I/We hereby apply for Householder planning permission as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

Nicholas Williams

Date

05/11/2025

Amendments Summary

Following the consultation comments raised regarding the proposed development, these have been carefully considered and translated into design changes intended to minimise impact and address these concerns. The rear extension has been reduced in size as not to impose on neighbouring gardens and to minimise light impact. It is noted on light impact that all gardens on this row are south facing and therefore benefit from direct sunlight during the majority of daylight hours. As such, the rear extensions of No. 11 and No.7 bear minimal light impact to neighbouring properties.

The existing structure being replaced near to the boundary to No.7 is constructed with a Perspex roof, solid walls and windows, however the boundary fence blocks any light passing through this structure as suggested. The proposed development will come at no detriment in this regard and it is noted that to accept a right of light concern from this side will also serve to validate a complaint from my own property regarding the extension on the opposite site (that I have no intention of making as the impact is negligible).

A plot plan boundary interface drawing has been added to clearly show the development within the neighbourhood context to alleviate any boundary impact concerns. This development will have no impact on existing boundaries, whether they be walled or fenced.

The roofline suggestion to step down to single story has been incorporated into the design as suggested in the interest of minimising conflict regarding this development. Access and maintenance have also been considered and factored into the designs.

Finally, an architectural model of the proposed extension has been developed to allow clear visualisation of the proposed structure as seen in the visualisation drawings. I am confident there can be no confusion regarding the final appearance of this structure.

