

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/01288/FPH	Single storey rear extension. Installation side external steps and replacement courtyard wall. Alterations to fenestration	Church Farm House Ashanger Lane Clothall Baldock Hertfordshire SG7 6RG

Submitted Plan Nos

2416.SD.100A 2416.SD.101 2416.SD.102 2416.SD.103 2416.PD.200B 2416.PD.201C 2416.PD.202C

HE1	Designated heritage assets
D1	Sustainable design
D2	House exts, replcmnt dwellings outbuild
D3	Protecting living conditions
T2	Parking
SECN12	Achieving well-designed places
SECN13	Protecting Green Belt Land
SECN14	Meeting climate change,coastal,flooding
SECN16	Conserve + enhance historic environment

2.0 **Site History**

2.1 25/01289/LBC - Single storey rear extension. Internal and external alterations. – Pending

2.2 Various applications.

3.0 **Representations**

3.1 **Conservation Officer – No Objection:**

*“I raise **NO OBJECTION** on the basis that the proposal will satisfy the provisions of Sections 16(2) (LBC) and 66(1) (FPH) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and the aims of Section 16 of the NPPF and Policy HE1 of the North Hertfordshire Local Plan 2011-2031.”* – Recommends conditions.

Recommends condition.

3.2 **Parish Council** – No comments received.

3.2 **Neighbours:** None received.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

- 4.1.1 The site comprises Church Farmhouse, a Grade II Listed dwelling off Ashanger Lane, Clothall. The site is brushed over by the Green Belt. The list entry for the property reads as follows:

House, formerly a farmhouse. Late C17, possibly an earlier core. Some late C18 details. Timber frame. Red brick casing. Plain tile hipped roof. 2 storeys and attics. Square plan, 2 rooms on each side. Front has 3 sash windows, central one blank. Late C18 6-panel door with C20 pedimented doorcase. Canted sash windows either side with coved wooden cornices. Whole block has a large coved wooden cornice. Plinth and floor band. Left return elevation has 2 flush sashes on upper floor. Left side ground floor with a late C17 3-light mullioned casement. Gabled attic dormer. Rear elevation is plastered. 2-span roof. C17 casement on lower right. Large ridge chimney stack of 4-joined shafts. Interior has good late C17 newel staircase rising to attic, the balusters restored. Large inglenooks on ground floor; late C17 fireplaces on upper floor. Several late C17 doors.

4.2 **Proposal**

- 4.2.1 Single storey rear extension. Installation side external steps and replacement courtyard wall. Alterations to fenestration.

4.3 **Key Issues**

- 4.3.1 The key issues for consideration are as follows:

- The acceptability 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.
- The impact of the development on heritage assets.
- 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.

Green Belt:

- 4.3.2 The application site is brushed over by the Green Belt, and therefore, the provisions of Section 13 of the NPPF are of relevance. This advises that significant weight should be given to harm to the Green Belt.

Paragraph 154 sets out exceptions for development in the Green Belt. I consider that exception c) is of relevance:

“Development in the Green Belt is inappropriate unless one of the following exceptions applies:

c) the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building;”

The proposal seeks to extend and alter the existing dwelling. The submitted floor plans indicate that the dwelling was once much larger than what is existing on site, though I note outbuildings have been constructed. In total, the proposal would comprise approximately a 16% increase over the existing structure. I do not consider that this would be disproportionate, and note that the dwelling has previously been larger. For these reasons, I consider that the development would be in compliance with exception c). Therefore, the development would comply with the provisions of Section 13 of the NPPF and Policy SP5 of the Local Plan 2011-2031.

Design and Appearance and Impacts upon Heritage Assets:

- 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 The proposed development would comprise a single storey, gable ended, dual pitched extension forming a new wing off the ground floor of the dwelling. Broadly, the materials pallet would be traditional and would complement the existing structure. The siting, layout and built form of the proposed extension together with its materials of construction is considered to be acceptable, and would not appear out of place attached to this dwelling or in its setting. The extension is unlikely to impact upon the street scene owing to its set back and obscured nature, as viewed from the public realm. The Conservation Officer was consulted, and has not objected, advising that this reduced scheme is considered to be acceptable and would not harm the significance of this heritage asset. The proposed landscaping works, including the removal/replacement of the wall around the sunken garden would replace an existing curved wall. I consider that the proposed landscaping and altered patio layout would be beneficial to the appearance of the dwelling, resulting in a more traditional form of development than the relatively modern, existing wall. The Conservation Officer has not objected to this element, and therefore, I do not consider that there would be harm to this heritage asset or its significance.

Alterations to fenestration are modest, and would introduce traditional design cues to the dwelling, and are therefore not considered to be harmful.

- 4.3.5 The proposed development is therefore considered to be in compliance with Policies HE1, D1 and D2 of the Local Plan and the core principles set out within Sections 12 and 16 of the National Planning Policy Framework. The design and appearance are therefore acceptable.

Impact on Neighbouring Properties:

- 4.3.6 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.
- 4.3.7 The application site is neighboured to the west by No. 1 and 3 Ashanger Lane, a pair of semi-detached residential dwellings. There would be limited visibility for these neighbours, and owing to the set-down nature of the extension compared to the land levels surrounding it, I do not consider that the development would occasion unacceptable dominance in the form of a loss of light or from dominance for these properties. Outlook from the development would be at ground floor level, or be below the level of the garden, and is therefore unlikely to overlook neighbouring curtilages. No neighbour objections were received.
- 4.3.8 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:

- 4.3.9 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:

- 4.3.10 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:

- 4.3.11 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.

3. In accordance with approved drawing no. 2416/PD/200 Rev B, the courtyard wall shall be erected with 'Imperial Country Blend Brick 65mm' in Flemish Bond and lime mortar and with a reclaimed saddle back brick coping unless otherwise agreed and approved in writing by the Local Planning Authority.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of this grade II listed building under Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Policy HE1 of the Local Plan.

Proactive Statement:

Planning permission has been granted for this proposal. The Council acted proactively through early engagement with the applicant at the pre-application stage which led to improvements to the scheme. 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: 29 July 2025	