

DELEGATED FILE NOTE

CASE OFFICER: ...Harriet Sanders.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
24/01298/FPH	Single storey orangery to the west elevation	3 The Street Wallington Hertfordshire SG7 6SN

Submitted Plan Nos

TQRQM24157084006767 Location Plan CP-KO-1A CP-KO-1T

1.0 Policies

CGB1	Rural Areas beyond the Green Belt.
SP1	Sustainable development in North Herts
D1	Sustainable design

D2	House exts, replcmnt dwellings outbuild
D3	Protecting living conditions
HE1	Designated heritage assets
T2	Parking
SP5	Countryside and Green Belt
SP9	Design and Sustainability
CGB4	Exist buildings in the RA Beyond GB

Notes:

- ☐ Representations – site and press notices - no objections received.
 - Neighbour notifications - no comments received.
 - Rushden and Wallington Parish Council – no comment received.
 - Conservation Officer – no objection.
- ☐ Relevant planning history – Concurrent listed building consent application 24/01299/LBC for “Single storey orangery to the west elevation.”
 - 03/01191/1HH and 03/01192/1LB for “Two storey side extension following demolition of existing single storey extension” granted 15.07.2003.
- ☐ Planning constraints – Conservation Area, Rural Area Beyond the Green Belt and Grade II listed building.
- ☐ Existing property – No 3 is a grade II listed property, set in a large plot located on the west side of The Street in Wallington. The property has been previously extended and altered.
- ☐ Surrounding area - the surrounding area is residential with a mix of listed and non listed buildings and open countryside beyond.
- ☐ Proposal – consent is sought for “Single storey orangery to the west elevation.”

- Policy Context – Local Plan policies CGB1 and CGB4 support the extension of rural properties in the Rural Area Beyond the Green Belt provided that the resultant building does not have a materially greater impact on the openness, purposes or general policy aims of the Rural Area beyond the Green Belt than the original building.
 - Policy HE1 seeks to minimise harm to designated heritage assets (such as listed buildings and Conservation Areas) and that materials make a positive contribution to local character.
 - Policies D1, D2 and D3 set out appropriate design requirements.
 - The Local Plan policy context reflects the broader policy requirements of the NPPF and the Wallington Neighbourhood Plan 2022-2031 – January 2024.
- Impact on Rural Area Beyond the Green Belt – the proposal is modest in size and the resultant building will not have a materially greater impact on the openness of the area. The overall character of the building will not significantly change. The proposal therefore meets the requirements of Local Plan policies CGB1 and CGB4 and Neighbourhood Plan Policy W1.
- Design and Impact on Heritage Assets – the proposed Orangery will be located on the new west side of the property which was extended in 2004. There will therefore be no loss of significant historic fabric of the listed building as a result of the proposal.
 - The scale of the addition is acceptable in relation to the host property.
 - The Orangery will be contemporary in style. The modern design of the addition will help to differentiate the new addition from the existing listed property.
 - The grey aluminium framework with large glass panels are acceptable materials in this context.
 - The location and design of the Orangery will not compete with the host dwelling and is considered to offer subserviency.
 - The Orangery will not cause unacceptable harm to the significance of the designated heritage assets that are the listed building and the Conservation Area.
 - The proposal will only be partially visible from the street. There will be no unacceptable harm to the locally significant view KV4 identified in the Wallingford Neighbourhood Plan (Policy W7).
 - Overall the design and siting of the proposal is acceptable and no unacceptable harm will be caused to the designated heritage assets. Local Plan policies HE1, D1 and D2, Neighbourhood Plan policies W4 and the objectives of the NPPF are therefore met.
- Potential impact on neighbouring amenity – due to the siting of the Orangery and the substantial plot size, no harm will be caused to neighbouring amenity.
- Amenity for future occupiers – acceptable.
- Trees – three trees will be removed/relocated as a result of the proposal. The trees are of limited amenity value. They do not form a significant feature of the Conservation Area due to their value and location. The yew tree is the largest of the three trees and is partially visible from the street. However, it is set well back from the lane and there are a number of other trees at the property to offset the loss. The trees are not worthy of preservation via a Tree Preservation Order. Their loss is acceptable. The development will not have an adverse impact on local green space Kitt's Piece meeting Neighbourhood Plan Policy W8.
- Environmental Implications - The proposed development is relatively small in scale and 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 and Neighbourhood Plan Policy W6.

- ☐ BDNG - This development is not subject to the statutory Biodiversity Gain Plan condition because householder applications are exempt in respect of the biodiversity gain condition, under the statutory exemptions (<https://www.gov.uk/guidance/biodiversity-net-gain-exemptdevelopments>).
- ☐ Parking and access – the proposal will not result in any loss of parking or generate the need for additional parking. Acceptable.
- ☐ Conclusion - the application is acceptable in planning terms and complies with Local Plan policies D1, D2, D3, HE1, CGB1, CGB4 and T2, the provisions of the Wallington Neighbourhood Development Plan 2024 policies W1, W4, W6, W7 and W8 and the provisions of the NPPF.
- ☐ Recommendation - Grant conditional permission.

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:

3. 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
Date: 10 September 2024	