

DELEGATED FILE NOTE

CASE OFFICER: ...Andrew Hunter.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/00153/FPH	Alteration from glazed to solid roof to single storey rear garden room extension granted on planning permission 23/00558/FPH (as amended by drawing nos. 24 BIBB SP7a, 24 BIBB P02a, 24 BIBB E02a received on 1 April 2025) (Development has commenced).	Bibbsworth Hall Farm Bibbs Hall Lane Kimpton Hitchin Hertfordshire SG4 8EN

Submitted Plan Nos

22 BIBB SL01 22 BIBB SU1 GCS/KDG/1433/3 GCS/KDG/1433/2 GCS/KDG/1433/2 24 BIBB P02A 24 BIBB E02A 24 BIBB SP7A

1.0 Policies

D1	Sustainable design
D2	House exts, replcmnt dwellings outbuild
D3	Protecting living conditions
HE1	Designated heritage assets
SECN12	Achieving well-designed places
SECN13	Protecting Green Belt Land
SECN16	Conserve + enhance historic environment
SP13	Historic environment
SP5	Countryside and Green Belt
SP9	Design and Sustainability

2.0 **Relevant Site History**

- 2.1 23/00559/LBC - Single storey rear lean to extension following demolition of existing extension, single storey rear glass garden room, Insertion of rear dormer window, replacement and additional rooflights to rear roofslope. Alterations to fenestration and internal alterations (as amended by plans received 14/07/23 and 22/08/23) – Approved 13/12/23.
- 2.2 23/00558/FPH - Single storey rear lean to extension following demolition of existing extension, single storey rear glass garden room, Insertion of rear dormer window,

replacement and additional rooflights to rear roofslope. Alterations to fenestration (as amended by plans received 14/07/23 and 22/08/23) - Approved 13/12/23.

- 2.3 22/02290/LBC - Underpin south-west corner and install helical bars followed by repointing. Re-roofing works including re-battening and installation of TLX Gold breathable roof insulation coupled with 50mm mineral wool between rafters – Approved 14/11/22.

3.0 **Representations**

- 3.1 **Parish Council** – No comment

- 3.2 **Conservation Officer** - The proposal will not harm the special character of Bibbsworth Hall Farmhouse, thus, will satisfy the provisions of Sections 16(2) (LBC only) and 66(1) (FPH only) of the Planning (LB & CA) Act 1990 and will accord with Section 16 of the Framework or Policy HE1 of the North Hertfordshire Local Plan 2011 – 2031. Subject to amended drawings and amended descriptions the proposal is **UNOBJECTIONABLE** in heritage terms.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

- 4.1.1 The site is a 2 storey detached farmhouse dwelling with a pitched roof that is Grade II listed. The site is in rural agricultural countryside. A new residential development, and two dwellings, are to the west. The site is in the Green Belt.

4.2 **Proposal**

- 4.2.1 A single storey rear extension with a flat roof. This application seeks to vary the plans approved under 23/00558/FPH by revising the design of the rear extension to change the roof to a solid flat roof with rooflights, supported on a steel frame. It's noted that the works have commenced and have been substantially completed.
- 4.2.2 The application was accompanied by parallel listed building consent application 25/00154/LBC.

4.3 **Key Issues**

- 4.3.1 The key material considerations are whether the proposal is acceptable in principle, design and heritage, and neighbour amenity.

Principle

- 4.3.2 The site is in the Green Belt. Policy SP5 of the adopted Local Plan states that the Council will only permit development proposals in the Green Belt where they would not result in inappropriate development or where very special circumstances have been demonstrated. Policy SP5 refers to the National Planning Policy Framework (NPPF) which sets out exceptions to inappropriate development in the Green Belt in paragraphs 154 and 155. Part c) of 154 states *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*.
- 4.3.3 The proposed works are comparable in size and scale to those approved under planning permission 23/00558/FPH, which were not considered disproportionate

additions. The building has not been enlarged since the 2023 permission, therefore the development would not be inappropriate in the Green Belt and acceptable in principle. The proposal complies with Policy SP5 of the Local Plan and Section 13 of the NPPF.

Design and heritage

- 4.3.4 The application site is a Grade II listed building, which is a designated heritage asset. The proposal therefore needs to be assessed as to whether it would harm its significance.
- 4.3.5 The proposed works are overall considered to be of a small scale, with none of the fabric of the building to be lost considered to be of such significance that this will be harmful. On the basis of the comments from the Conservation Officer, the proposed works are considered sympathetic to and in keeping with the special significance and character of the listed building.
- 4.3.6 It is not considered that the application harms the significance of the designated heritage asset the subject of this application. The impacts of the proposal on the character and appearance of the building and its significance as a designated heritage asset are therefore considered acceptable.
- 4.3.7 The extension is of a small scale, and to the rear it does not affect the character and appearance of the locality. The design and impacts on heritage assets are therefore acceptable. The proposal complies with Policies D1, D2 and HE1 of the Local Plan, and Sections 12 and 16 of the NPPF.

Neighbour amenity

- 4.3.8 The works are of a small size and scale, there are no existing dwellings adjoining the rear of the site, and the works will not result in greater impacts on existing dwellings and new dwellings to the west that are under construction than the present dwelling. Impacts on amenity are considered acceptable. The proposal complies with Policy D3 of the Local Plan.

4.4 Conclusion

- 4.4.1 In the absence of material planning reasons to the contrary it is my view that planning permission is **GRANTED**.

5.0 Recommendation

- 5.1 That planning permission be **GRANTED** subject to the following conditions:

- 1. 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. The Council acted proactively through positive engagement with the applicant during the determination process 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  Sam Dicocco	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 17 April 2025	