

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/00105/FPH	Replacement front rear and side dormer windows with pitched roofs above	Walnut Tree Farm Luffenhall Luffenhall Stevenage Hertfordshire SG2 7PX

Submitted Plan Nos

20919-S001 20919-S002 20919-P002 20919-P004

1.0 Policies

CGB1	Rural Areas beyond the Green Belt.
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CGB4	Exist buildings in the RA Beyond GB
D1	Sustainable design
D2	House exts, replcmnt dwellings outbuild
D3	Protecting living conditions
HE1	Designated heritage assets
SECN12	Achieving well-designed places
SECN16	Conserve + enhance historic environment
SP13	Historic environment
SP9	Design and Sustainability

2.0 **Relevant Site History**

- 2.1 24/01237/LBC - Replace 20no. windows (18no. single-glazed and 2no. double-glazed - W6 & W7) with 4:4:4 double-glazed, hardwood framed windows – Approved 25/09/24.
- 2.2 24/01063/LBC - Remove existing cementitious render followed by applying a lime-based render onto wood fibre board with an embedded fibre mesh – Approved 23/07/24.
- 2.3 22/01721/LBC - Single storey rear extension together with internal and external alterations to farmhouse. Internal and external alterations to curtilage-listed outbuilding including replacing existing corrugated roof sheeting with natural slates, replacement

windows and new boarded entrance door (as amended by plans received on 15/03/23 and 17/03/23) – Approved 21/03/23.

- 2.4 22/01720/FPH - Single storey rear extension together with internal and external alterations to farmhouse. Internal and external alterations to curtilage-listed outbuilding including replacing existing corrugated roof sheeting with natural slates, replacement windows and new boarded entrance door (as amended by plans received on 15/03/23 and 17/03/23) - Approved 21/03/23.

3.0 **Representations**

- 3.1 **Conservation Officer** – No objections.

- 3.2 **Ecologist** - I would have no objection to the replacement windows at the above property but given setting of the property, in proximity to woodland and water, there is a potential for bats to be roosting under the roof tiles by the windows. As such I would advise the following informative be added to any permission.

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 countryside, with agricultural buildings and a small number of dwellings nearby. The site is in the Rural Area Beyond the Green Belt.

4.2 **Proposal**

- 4.2.1 The replacement of six front and rear dormer windows with flat roofs with six new dormer windows with pitched roofs. The number of bedrooms will not be increased.
- 4.2.2 The application was accompanied by parallel listed building consent application 25/00106/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 Rural Area Beyond the Green Belt (RA). Policy CGB4 of the adopted Local Plan applies to proposed extensions to buildings in the RA, with the key parts of that Policy stating:

a) Planning permission for the re-use, replacement or extension of buildings in the Rural Area beyond the Green Belt will be granted provided that:

c) The resultant building(s) do 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(s);

- 4.3.3 The proposed replacement dormers would be of the same siting as the existing with cheeks of a similar size. The new pitched roofs would be of a small size and would be hipped. The new dormers would remain small individually, cumulatively, and in

comparison to the host dwelling. The new dormers are not considered to result in a materially greater impact on the RA than the original building. The proposal is acceptable in principle. The proposal complies with Policies SP5, CGB1 and CGB4 of the Local Plan.

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 works would be of a small scale, and will not harm 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, and there are no existing dwellings adjoining the site, and the works will not have any greater impacts than the existing dormers. 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 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. Details and/or samples of materials to be used for the works, hereby granted consent, shall be submitted to and agreed, in writing, by the Local Planning Authority before any works are commenced.

Reason: To safeguard the character and appearance of the listed building to which this consent relates and to comply with Policies SP13 and HE1 of the North Hertfordshire Local Plan 2011 to 2031.

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.

Informative/s:

The applicant is advised where works to roofing or timber is to be undertaken it is the legal responsibility of the contractor to check for bats. If bats are found during the course of any work to buildings or trees where not previously anticipated, then works should immediately stop and Natural England notified for appropriate advice.

Signed  Sam Dicocco Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
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Date: 17 April 2025	
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