

DELEGATED FILE NOTE

CASE OFFICER: ...Alex Howard.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
26/00111/S73	Variation of Condition Numbers 2 (amended plans) and 3 (materials) of planning permission reference 24/01054/FP granted on 22.08.2024.	Letchworth Golf Club Letchworth Lane Letchworth Garden City Hertfordshire SG6 3NQ

Submitted Plan Nos

Floor Plans Front Elevations Elevations and Sections Side Elevation Side Elevation Elevations Sections
Foundation Plan Floor Sections Roof Covering Location Plan

1.0 Policies

SP5	Countryside and Green Belt
D1	Sustainable design
D3	Protecting living conditions
NE4	Biodiversity and geological sites

SECN12 Achieving well-designed places

SECN13 Protecting Green Belt Land

2.0 **Site History**

- 2.1 **24/01054/FP** – Erection of detached half-way house following demolition of existing half-way house (as amended by plans received 4th July 2024).

Conditional Permission

3.0 **Representations**

- 3.1 **Site Notice and Neighbour Consultation** – None received.
- 3.2 **Letchworth Heritage Foundation** – None received.
- 3.3 **Hertfordshire County Council Archaeology** – None received.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

- 4.1.1 The site is Letchworth Golf Club, which is located off Letchworth Lane, Letchworth Garden City. The club is comprised of a main clubhouse, car parking area, a driving range and an 18-hole course. Towards the front of the course, there is an existing single storey building which acts as a half-way house, amongst a number of small trees. The golf course is allocated within the Green Belt.

4.2 **Proposal**

- 4.2.1 Planning permission is sought for the variation of Condition Numbers 2 (amended plans) and 3 (materials) of planning permission reference 24/01054/FP granted on 22.08.2024.
- 4.2.2 The existing building which serves as a half-way house and sits atop an area of raised decking, is very small and no longer fit for purpose for this golf club's needs. Under application ref: 24/01054/FP, a new building was approved which would have a greater footprint and be taller than the existing building and decking area, measuring approx. 5.0m deep and 8.7m wide, with a flat roof measuring approx. 2.9m in height. The building was approved to be finished in prefabricated powder coated steel and have several windows and doors.
- 4.2.3 Under this proposal, it is now considered more appropriate to erect a wooden log cabin with a lean-to roof, instead of the prefabricated steel building. The proposed building

would occupy a similar footprint and be of similar dimensions, but its form would be more rural in character as a result.

4.3 **Key Issues**

4.3.1 The key considerations are:

- ☐ The Principle of Development in the Green Belt
- ☐ Design/Impact on the Character of the Area
- ☐ Impact on the Amenities of Neighbouring Properties
- ☐ Biodiversity Net Gain (BNG)/Ecology

The Principle of Development in the Green Belt

- 4.3.2 As considered in full under the host permission (see ref: 24/01054/FP), the proposed development would comply with the exception criteria set out in paragraph 154(b) of the NPPF. The proposal is therefore not inappropriate development in the Green Belt and as such, it acceptable in principle. The form and appearance of the building is up for consideration herein, so there is no objection in principle.

Design/Impact on the Character of the Area

- 4.3.3 Policy D1 of the Local Plan states that planning permission will be granted provided that development responds positively to the site's local context in addition to other criteria. These considerations are echoed in Section 12 of the NPPF.
- 4.3.4 The building approved under ref: 24/01054/FP would have be a prefabricated structure, measuring approx. 5.0m deep and 8.7m wide, with a flat roof measuring approx. 2.9m in height. The building would be finished in prefabricated powder coated steel in a taupe colour and have several windows and doors.
- 4.3.5 Instead, this proposal is seeking to erect a wooden log cabin type building, measuring approx. 6.34m wide and 5.95m wide, with a shallow dual-pitched roof measuring approx. 2.2m to eaves and 2.6m to ridge. The building would be finished in natural brown wood.
- 4.3.6 Due to the existing poor external appearance of the current half-way house and the higher quality-built form proposed herein for its replacement, which is equally as relevant for the scheme approved under ref: 24/01054/FP, it is considered that the development will not result in any material harm upon the character of the area.

Impact on the Amenities of Neighbouring Properties

- 4.3.7 As already concluded in the previous host application, it is considered that the proposed replacement half-way house will not result in materially adverse impacts to the detriment of neighbours reasonable living conditions. This is in accordance with Policy D3 of the Local Plan.

Biodiversity Net Gain (BNG)/Ecology

- 4.3.8 The Councils in-house Ecologist considered the previous application and stated that the scheme would be exempt from the BNG Legislation, defined under article 2(1) of the

Town and Country Planning (Development Management Procedure) (England) Order 2015.

- 4.3.9 In terms of the existing mature trees to the side and rear of the existing building, it is considered reasonable to condition that these trees be protected during the build phase of the proposed building, given their positive contribution to the character of the site. Given the nature of the development, this is considered sufficient to comply with Policy NE4 of the Local Plan.

4.4 **Conclusion**

- 4.4.1 The proposed development is considered acceptable in planning terms. The scheme would comply with the exception criteria under paragraph 154 of the NPPF and would preserve the openness of the Green Belt and not conflict with the purposes of including land within it. The design of the building is considered acceptable and would be an improvement on the previously approved scheme, and it will not result in any adverse harm to the amenities of neighbouring dwellings.

4.5 **Alternative Options**

- 4.5.1 N/A

4.6 **Pre-Commencement Conditions**

- 4.6.1 N/A

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 grant of planning application 24/01054/FP.

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. The building hereby permitted shall be finished in natural wood and be retained in perpetuity, unless otherwise agreed in writing by the Local Planning Authority.

Reason: to allow the building to respond positively to the sites local context and reduce its impact on openness in accordance with Policy D1 and SP5 of the Local Plan.

4. Before the commencement of any other works on the site, a tree protection plan shall be submitted to and approved in writing by the Local Planning Authority. The tree protection plan shall evidence how trees to be retained shall be protected by the erection of temporary chestnut paling or chain link fencing of a minimum height of 1.2 metres on a scaffolding framework, located at the appropriate minimum distance from the tree trunk in accordance with Section 4.6 of BS5837:2012 'Trees in relation to design, demolition and construction - Recommendations, and any other relevant measure specific to the site and development. In addition, the tree protection plans shall detail the duration that fencing shall be maintained intact for, exclusion zones for building materials to not be stacked or mixed within a reasonable proximity of trees and declaring that no fires shall be lit where flames could extend to within 5 metres of the foliage, and that no notices shall be attached to trees. The development shall then be commenced in accordance with the tree protection plan approved via this condition.

Reason: To prevent damage to or destruction of trees to be retained on the site in the interests of the appearance of the completed development and the visual amenity of the locality, and to comply with Policy NE2 of the North Hertfordshire Local Plan 2011 to 2031.

5. None of the trees to be retained around the building hereby permitted shall be felled, lopped, topped, uprooted, removed or otherwise destroyed or killed without the prior written agreement of the Local Planning Authority.

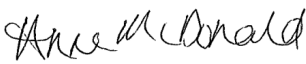
Reason: To safeguard and enhance the appearance of the completed development and the visual amenity of the locality, and to comply with Policy NE2 of the North Hertfordshire Local Plan 2011 to 2031.

Biodiversity Net Gain

1. This development is not subject to the statutory Biodiversity Gain Plan condition because it is considered exempt under the statutory exemptions (<https://www.gov.uk/guidance/biodiversity-net-gain-exempt-developments>) or transitional arrangements in respect of the biodiversity gain condition.

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.

Signed  Anne McDonald	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 27 February 2026	