

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/00561/FP	Replace existing rear lean-to/external store with a lean-to/store.	Christchurch Methodist Bedford Road Hitchin Hertfordshire SG5 1HF

Submitted Plan Nos

Location Plan Site Block Plan LA24x10 Existing Store Plans and Elevations

1.0 Policies

D1 Sustainable design

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 **Site History**

- 2.1 00/00118/1 - Single storey front and side extensions. New glazed entrance canopy. Alterations to existing pedestrian access, 2.4m high wall to front elevation to provide bins and cycle enclosure (as amended by plan nos. 712/A1/201A & 202A received 20/3/00) – Approved 30/03/00.
- 2.2 80/00643/1 - Erection of single storey rear extension for storage purposes – Approved 22/04/80.

3.0 **Representations**

- 3.1 None received.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

- 4.1.1 The site is a church with a pitched and flat roof. The NE boundary is comprised of a fence and some vegetation. The site is in central Hitchin which has a commercial character. A small part of the SW of the site is in a Conservation Area. Listed buildings are opposite the site and adjoining the site to the SE.

4.2 **Proposal**

- 4.2.1 The replacement of a rear store with a new store with a mono-pitched roof.

4.3 **Key Issues**

- 4.3.1 The key material considerations are design, and neighbour amenity.

Design

- 4.3.2 There are no objections to the removal of the existing store. The proposed replacement store is considered to be of a size, siting and design in keeping with the character and appearance of the host building, and will have limited impacts on the building and locality as it will have limited visibility and would have similar impacts to the existing store.
- 4.3.3 The proposal will not harm the setting and significance of the Conservation Area and listed buildings as the impacts will be small, and comply with S72 (1) and S66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990. The design is acceptable. The proposal complies with Policies D1 and HE1 of the adopted Local Plan, and Sections 12 and 16 of the NPPF.

Neighbour amenity

- 4.3.4 The replacement store will be of a similar siting, size, height, design and use as the store to be replaced. As such it's not considered that it will result in materially greater impacts on amenity than the existing store. Impacts on amenity are acceptable. The proposal complies with Policy D3 of the adopted Local Plan and Section 12 of the NPPF.

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.

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:

1. 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: 1 May 2025	