

DELEGATED FILE NOTE

CASE OFFICER: ...Vicki Wood.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/00027/FPH	Single storey rear extension following demolition of existing rear extension.	2 Old North Road Royston Hertfordshire SG8 5DS

Submitted Plan Nos

Location Plan DWG001 DWG002 DWG003 DWG004

1.0 Policies

1.1. **National Planning Policy Framework (2024)**

Section 2 – Achieving sustainable development
Section 12 – Achieving well-designed and beautiful places
Section 16 – Conserving and enhancing the historic environment

1.2. **North Hertfordshire Local Plan (2011-2031)**

Strategic Policies

Policy SP1 Sustainable development in North Herts
Policy SP2 Settlement Hierarchy and Spatial Distribution
Policy SP9 Sustainable design
Policy SP13 Historic environment

Development Management Policies

Policy D1 Sustainable design
Policy D2 House extensions and replacement dwellings
Policy D3 Protecting living conditions
Policy T1 Assessment of transport matters
Policy T2 Parking
Policy HE1 Designated heritage assets

2.0 **Relevant Site History**

- 2.1. Concurrent Listed Building Consent application – 25/00028/LBC to include alterations to existing kitchen area in basement.

3.0 **Representations**

Press, Site Notice and Neighbour – None received.

Royston Town Council – No objection.

NHC Conservation Officer – No objection subject to conditions.

National Amenities Societies – None received.

4.0 **Planning Considerations**

4.1. **Site and Surroundings**

Nos. 2 and 4 Old North Road form a pair of three-storey Grade II listed buildings and are located north of the Royston Conservation Area and within the settlement boundary where development is generally accepted subject to policy requirements and an assessment of harm resulting from the proposed development.

4.2. **Proposal**

4.2-.1. Planning permission is sought for the erection of a single storey rear extension following demolition of existing rear extension.

4.2.2 The application is accompanied by a Heritage Design and Access Statement.

4.3. **Key Issues**

4.3-.1. The key issues for consideration are as follows:

- The impact of the development upon the designated heritage asset.
- The acceptability of the design of the proposed development and its resultant impact on the character and appearance of the locality.
- The impact that the proposed development would have on the living conditions of neighbouring occupiers.
- The impact that the proposed development would have on car parking provision in the area.
- The impact that the development would have on the environment.

Impact on Designated Heritage Assets:

4.3.2 Paragraphs 135 c), 20, 210, 212, 213 and 215 are relevant in terms of Section 16 of the NPPF as is Policy HE1 of the Local Plan.

4.3.3 Policy HE1 of the Local Plan supports development that *“Enables the heritage asset to be used in a manner that secures its conservation and preserves its significance; b) Incorporate a palette of materials that make a positive contribution to the local character or distinctiveness, where it is appropriate and justified; and c) Will lead to less than substantial harm to the significance of the designated asset, and this harm is outweighed by the public benefits of the development, including securing the asset’s optimum viable use.”*

4.3.4 There is no heritage objection to the demolition of the existing rear extension and the erection of a single storey rear extension subject to the precise detailing of the window and door joinery and the quality of the facing brickwork, particularly the choice of brick and therefore the proposal is considered to comply with Policy HE1 of the Local Plan and Section 16 of the NPPF.

Design and Appearance:

4.3.5 The objectives of the National Planning Policy Framework (NPPF) include those seeking to secure the creation of high quality, beautiful and sustainable buildings and places (Section 12 – Achieving well-designed places). Paragraph 131 of the NPPF states that *“Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable communities”*. In this regard, Policy D1 and D2 of the Local Plan are consistent with the objectives set out within the NPPF.

- 4.3.6 Policy D1 of the Local Plan sets out that planning permission will be granted for development proposals that respond positively to the site's local context, create or enhance the public realm, and reduce energy consumption and waste.
- 4.3.7 Policy D2 of the Local Plan sets out that planning sets out that planning permission for house extensions will be granted where the extension is sympathetic to the existing house in height, form, proportions, roof type, window details, materials, and the orientation of the main dwelling.
- 4.3.8 Policy D2 goes on to state that "*extensions should not dominate adjoining properties... and that spacing between buildings ensures there is no harm to the character and appearance of the street scene*".
- 4.3.9 The proposed single storey rear extension would have a more formal appearance than the previous one and would extend from the rear elevation of the original dwelling by 6.0 metres and would be full width. The proposal would include the retention of the existing wall to the boundary with the attached neighbour no.4 which extends in length for 3.0 metres with matching height. The roof of the proposed extension would be a parapet design with a height of 2.7 metres plus roof lantern. Materials would match those of the existing dwelling. The proposed windows would reference the sash windows above in its fenestration and the door detail is of good design. Overall I am satisfied that the scale and design of the proposed extension is acceptable and complies with Policy D1 and D2 of the Local Plan and Section 12 of the NPPF.

Impact on Neighbouring Occupiers:

- 4.3.10 The objectives of the NPPF seek to ensure that developments secure a high standard of amenity for existing and future occupiers (Section 12 – Achieving well-designed places). This principle is reflected in the provisions set out in Policy D2 and D3 of the Local Plan.
- 4.3.11 Policy D3 of the Local Plan sets out that planning permission will be granted for developments proposals which do not cause unacceptable harm to living conditions.
- 4.3.12 Given the presence of the existing building to the south there would be no impact arising from the proposed extension. To the north boundary with the attached neighbour, this property benefits from an existing single storey rear projection which matches the existing extension in length to that of the application site. The proposed extension would be a significant addition to the dwelling however its single storey nature coupled with the orientation of the plot would ensure that there would be limited impact to existing residential amenity and therefore complies with Policy D3 of the Local Plan and Section 12 of the NPPF.

Highways and Parking:

- 4.3.13 The proposed development does not include an increase in the number of bedrooms, therefore there would be no car parking issues arising from the proposed development.

Environmental Implications:

- 4.3.14 Section 14 of the NPPF sets out how the planning system should support the transition to a low carbon future. The principles set out in Section 14 are reflected in Policy D1 of the North Herts Local Plan, which sets out that development proposal should take all reasonable opportunities to reduce energy consumption and waste, retain existing vegetation and propose new appropriate planting, and future proof for changes in technology and lifestyle.
- 4.3.15 The proposed development, would have no significant implications for the local environment in terms of carbon emissions and I am therefore satisfied that the proposal would be generally in compliance with Policy D1 of the Local Plan and Section 14 of the NPPF.

Biodiversity Net Gain (BNG)

- 4.3.16 This is a householder application which is exempt from BNG legislation defined under article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015.

4.4 **Conclusion**

- 4.4.1. The proposed development is considered acceptable and complies with Policies SP1, SP2, SP9, SP13, D1, D2, D3 and HE1 of the Local Plan 2011-2031 and NPPF (2024).

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 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:

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: 2 April 2025	