

Your ref:

Our ref: BIBB 2 TP 14

Date: 18th October 2024

Via planning portal

Planning Department
North Hertfordshire District Council,
Development and Conservation,
PO Box 10613,
Nottingham,
NG6 6DH

c.c. Matt Evans & Lewis Charlesworth

Dear Sirs

RE: BIBBSWORTH HALL FARM, BIBBS HALL LANE, AYOT ST LAWRENCE, HITCHIN, HERTS, SG4 8EN

ERECTION OF DETACHED DOUBLE CARPORT WITH ASSOCIATED WORKS IN CONJUNCTION WITH APPROVAL - Internal and external alteration including rear inset balconies at first floor level, replacement fenestration and external materials to facilitate conversion of existing agricultural outbuilding to two 4-bed dwellings including parking and landscaping (amended by plan received 29/01/24) (as approved under reference 23/02638/FP)

Please find enclosed an application for full planning permission for the erection of a detached double carport and associated works (in conjunction with the conversion of an existing agricultural building (as approved under reference 23/02638/FP). The application is accompanied by the following plans and documents:

- Completed Application Form
- Plans:
 - 24 BIBB SL04 A - Site Location Plan (1:1250)
 - 24 BIBB GA01 - Proposed Carport (1:100)
 - 24 BIBB SP05 A - Site Plan (1:200)

This application is submitted after liaison with planning officer Andrew Hunter who commented.

A new garage for the barn conversion could potentially not be inappropriate development if the garage would be small and not disproportionate in size compared to the barn, and should also be located where it would appear functionally related to

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the new dwellings, i.e. close enough to appear as a related garage. There is no minimum or maximum distance for this, therefore the Council would need to make a judgement on any application submitted.

Any such proposal will also need to be acceptable regarding its design, neighbour amenity, parking and access.

As shown on the site plan, the proposed garage structure would occupy a location to the north west side of the approved development site, with the structure of a simple and traditional form.

It will be screened from views to Bibbs Hall Lane and the public footpath by landscaping and vegetation.

The with the range of external materials to be used consistent will be used with that of the approved dwellings, and barn conversions.

The carport will be subservient to the approved dwellings, and a similar design and scale to the other carport building approved at Bibbsworth Hall Farm (22/02296/FPH)

These, factors, are such that it is considered the building would appropriately respect and conserve the landscape, and Green Belt and the proposals would have a functional relationship with the approved barn conversion. Furthermore, the position of the building and its overall scale is such that there would be no adverse impact on neighbouring residential amenity, with the form and layout facilitating appropriate parking and manoeuvring within the site.

Accordingly, I trust that you will find the scheme to be acceptable, but should you have any queries, please contact me.

Yours sincerely

Mark Longworth

MARK LONGWORTH (RIBA) - DIRECTOR
For DP Architects