

DELEGATED FILE NOTE

CASE OFFICER: ...William Thompson.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/03168/FP	Single storey side extensions. (Development partially carried out).	59 - 63 Bury Mead Road Hitchin Hertfordshire SG5 1RT

Submitted Plan Nos

1001-DAE--GA001 1001-DAE--GA002 1001-DAE--GA004 1001-DAE--GA003 1001-DAE--GA002 -

1.0 Policies

SP3	Employment
SP9	Design and Sustainability
D1	Sustainable design
D3	Protecting living conditions
T2	Parking
NE4	Biodiversity and geological sites
SECN12	Achieving well-designed places
SECN14	Meeting climate change,coastal,flooding

National Planning`Policy Framework (NPPF) 2012

6 - Building strong, competitive economy

12 - Achieving well-designed places

North Hertfordshire Draft Local Plan (NHLP) 2011-2031

SP3 Employment

SP9 Design and Sustainability

D1 Sustainable design

D3 Protecting living conditions

ETC1 Appropriate uses in Employment Areas

T2 Parking

NE4 Biodiversity and geological sites

2.0 Relevant Site History

2.1 None relevant.

3.0 Representations

3.1 **Environmental Health** – No objection - subject to conditions.

3.2 **Site and Neighbour** – None received.

4.0 Planning Considerations

4.1 **Site and Surroundings**

4.1.1 The site is located on Bury Mead Road, Hitchin along a strip of industrial/commercial area. Flat blocks exist north of the site.

4.2 **Proposal**

4.2.1 Single storey side extensions. (Development partially carried out).

4.3 **Key Issues**

4.3.1 The key issues for consideration are as follows:

- The acceptability of the proposal in principle;
- The impact of the proposed development on the character and appearance of the area;
- The impact of the proposed development on neighbour amenity;
- Access and parking matters;
- The impact of the proposed development on the environment.

Character and Appearance

4.3.2 Policy D1 of the NHLP requires that development proposals respond positively to the site's local context, which is supported by Section 12 of the NPPF.

4.3.3 The proposed and existing side extensions are clearly subordinate and sympathetic to the existing building in scale, form and materials and would not be in conflict with the immediate locality.

4.3.4 Therefore, the proposal would not have an adverse impact on the character of the locality and complies with Policy D1 of the NHLP and the principles of the NPPF.

Impact on Neighbours

- 4.3.5 A core planning principle set out in the NPPF is to always seek to secure a good standard of amenity for all existing and future occupants of land and buildings. This principle is reflected in the provisions of Policy D3 of the NHLP.
- 4.3.6 The site already operates as light industrial and the submitted noise report acknowledges an existing noise nuisance. The proposed development may lead to an intensification of the existing use of the site. As such, I feel it prudent to condition the implementation of the recommended remedy in the noise report of lining the existing enclosure with sound block plasterboard. This should serve to alleviate existing and potential noise nuisance. This condition is somewhat altered but embodies the spirit of the suggested condition from Environmental Health (Noise).
- 4.3.7 The increase in built form would not noticeably affect residential amenity, as to be objectionable, in terms of over-dominance, shading or loss of privacy.
- 4.3.8 Therefore, the proposal is considered to accord with Policy D3 of the Local Plan and the principles of the NPPF.

Highways and Parking

- 4.3.9 Policy T2 of the NHLP refers to the parking requirements for non-residential development outlined by the *Vehicle Parking at New Development* SPD (2011). The proposal would only affect parking spaces that are not currently in use due to the presence of material, storage units and other elements. The remaining parking provision is sufficient for the existing use.

Environmental Implications

- 4.3.10 The proposed development would be consistent with the criteria set out in Policy D1 of the NHLP '*Sustainable Design*'. There are no other significant environmental implications as a result of the proposed development.

Ecology and Biodiversity Net Gain

- 4.3.11 At present, the site is comprised of hardstanding and the proposal does not seek to amend this. Therefore, the applicant's 'de minimis' exception is accepted. Biodiversity Net Gain does not apply. Similarly, with regard to Policy NE4 of the NHLP, the site is

comprised of hardstanding with no existing habitat value, no biodiversity enhancements are included. While this fails to comply with Policy NE4, this would not provide a strong enough reason for refusal given the site's context.

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**.

4.5 Alternative Options

4.5.1 None.

4.6 Pre-Commencement Conditions

4.6.1 None.

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. Within 4 months of the date of this decision notice, the details of the sound proofing to the plant equipment screening are to be submitted to and approved in writing by the LPA and shall be implemented on site and retained thereafter.

Reason: To ensure the mitigation measures identified in the submitted Noise Solutions report are implemented on site. LP Policy D3.

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 Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 6 March 2026	