

DELEGATED FILE NOTE

CASE OFFICER: ...Henry Thomas.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/01727/FP	Installation of air intake grill.	Fox And Duck Police Row Therfield Royston Hertfordshire SG8 9PN

Submitted Plan Nos

GK-345-01A Location Plan Block Plan GK-345-01

1.0 Policies

D1	Sustainable design
D2	House exts, replcmnt dwellings outbuild
D3	Protecting living conditions
SP1	Sustainable development in North Herts

SP9 Design and Sustainability

T2 Parking

SECN12 Achieving well-designed places

2.0 **Relevant Site History**

2.1 08/00983/1 - Single storey extension with pitched roof to create smoking shelter

2.2 86/00111/1 - Erection of two storey rear extension.

3.0 **Representations**

3.1 **Therfield Parish Council** – None received.

3.2 **Conservators of Therfield Heath and Greens** – None received.

3.3 **North Herts Environmental Health** – No objection.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The Fox and Duck is a two storey public house on the east side of The Green within a residential part of Therfield and within Therfield Conservation Area.

4.2 **Proposal**

4.2.1 Planning permission is sought for the Installation of an air intake grill.

4.3 **Key Issues**

4.3.1 The key material considerations are design including the effect upon the character and appearance of the Therfield Conservation Area, and impacts on neighbour amenity.

Design

4.3.2 The proposed grill would be located to the side of the building and would only be visible from the car park. It would be a minor addition to the building and would be similar in design to the existing grill on the adjacent window. As such, it is considered to have an acceptable visual relationship with the side openings and elevation of the building, and would have acceptable impacts on the character and appearance of the site and locality.

- 4.3.3 The proposal would not affect the character or appearance of the Therfield Conservation Area and therefore there would be no harm to the heritage significance of the conservation area and the proposal is considered acceptable. The proposal complies with Policies HE1, D1 and D3 of the Local Plan, and Sections 12 and 16 of the NPPF.

Neighbour amenity

- 4.3.4 The proposed air intake grille is set back from the neighbouring dwelling. Environmental Health were consulted on the application and have no objection to the proposal. Given this, and the distance to the neighbour, it is considered that the proposal would not harm neighbouring amenity.
- 4.3.5 The extraction unit has the potential to generate noise, smells and vapours. The Council's Environmental Health Officer has not however objected, which is given significant weight in favour of the proposal. Given the expertise of the EHO, the proposal is considered acceptable regarding generation of noise, smells and vapours. The proposal complies with Policy D3 of the Local Plan.

Public highways and parking

- 4.3.6 No impact upon existing provision or Highway Safety.

BNG

- 4.3.7 This development is considered de-minimis for BNG purposes and therefore exempt from any requirement to enhance BNG under the relevant legislation .

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:

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  Shaun Greaves Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 18 September 2025	