

DELEGATED FILE NOTE

CASE OFFICER: ...Thomas Howe.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
26/02081/FPH	Erection of two storey side extension following demolition of existing ground floor side extension	14 Deards End Lane Knebworth Hertfordshire SG3 6NL

Submitted Plan Nos

Location Plan 2026/08/01 A 2026/08/02 A 2026/08/03 A 2026/08/04 A

1.0 Policies

D1 Sustainable design

D2	House exts, replcmnt dwellings outbuild
D3	Protecting living conditions
HE1	Designated heritage assets
NP5	Knebworth NP
SECN12	Making effective use of land
SECN14	Achieving well-designed places
SECN20	Conserving+enhancing historic environmnt

2.0 **Site History**

- 2.1 26/00868/FPH - Erection of two storey side extension following demolition of existing ground floor side extension – Refused. Reason for refusal:

“The proposed two-storey extension by reason of its location and scale would result in an unacceptable form of development. The proposal would appear as an unsympathetic bolt-on addition, creating an unbalanced front elevation that would fail to respect the character, appearance and proportions of the existing dwelling, which makes a positive contributions to the character and appearance of the Deards End Lane Conservation Area. As such, the proposal would diminish the contribution that the dwelling makes to the character and appearance of the area and would cause less than substantial harm to the Deards End Conservation Area. No public benefits have been identified that would outweigh the harm. The proposal would fail to preserve or enhance the character or appearance of the Deards End Lane Conservation Area.

The proposal is therefore contrary to Policies D1 and D3 of the North Hertfordshire District Council Local Plan 2011-2031, Policy KBBE4 of the Knebworth Neighbourhood Plan and Section 12 of National Planning Policy Framework, in particular paragraph 135, which together seek to secure high quality design that responds positively to local character and context.”

3.0 **Representations**

3.1 **Neighbour Representations** – None received.

3.2 **Parish Council** – *“The Committee wished for it to be noted that this application falls within the conservation area and as such requested the Clerk to inform that Planning Authority that materials that are suitable to a conservation area are used and that the work needs to be carried out respecting the conservation area, otherwise there were no objections to the application.”*

3.3 **Conservation Officer** – No comment.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 No. 14 comprises a detached two storey dwelling off Deards End Lane, Knebworth. The site is within the Deards End Lane Conservation Area.

4.2 **Proposal**

4.2.1 Planning Permission is sought for:

Erection of two storey side extension following demolition of existing ground floor side extension.

4.3 **Key Issues**

4.3.1 The key issues for consideration are as follows:

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

Design and Appearance and Impact to Conservation Area:

4.3.2 Policy D1 of the Local Plan states that development will be granted provided the design of the development appropriately and positively responds to the site's local context together with other criteria to encourage a positive and sustainable form of development. Policy D2 of the Local Plan requires extensions to houses and the erection or replacement of buildings to incorporate design that is sympathetic to the main dwelling in

terms of its scale, form and orientation and does not harm the character and appearance of the locality around the site. These policies are broadly consistent with Chapter 14 of the National Planning Policy Framework. Policy HE1 emphasises how permission will be refused where proposals would cause substantial harm or a loss of significance to a Heritage Asset, in this case, the Conservation Area, and permission should be refused unless it can be demonstrated that the proposal is necessary to deliver considerable public benefits to outweigh this harm or loss. Policy SP13 emphasises how great weight will be given to the potential harms to the significance of heritage assets, seeking their conservation and management of their setting. This policy is broadly consistent with Chapter 20 of the National Planning Policy Framework. Section 72 of the Planning (Listed Building and Conservation Areas) act 1990 emphasises that development should seek to the preservation or enhancement of the Conservation Area. Policy KBBE4 of the Knebworth Neighbourhood Plan emphasises the importance of good design, and how development must respect local character and the garden village context.

- 4.3.3 This application follows a previous refusal and has been amended with a view to overcoming the previous objections. The width has been reduced, and the height of the ridge to the rear projection has also been reduced. It is considered that the proposed development would hold a better visual relationship with the main dwelling, and would appear more as a wing from the dwelling rather than as a ‘bolt-on’ as described in the reason for refusal for the previous application. The addition would also retain a sense of subservience to the main dwelling, while retaining the pleasing and balanced appearance of the main two storey part of the dwelling. The extension is partially obscured from the public realm and street scene by its location down the driveway and to the side of the dwelling. Any views gained from the public realm and wider Conservation Area are not considered to be harmed by the development. Subject to the suitable use of materials, controlled by a condition attached to this decision to match the host dwelling, the appearance would be acceptable.
- 4.3.4 The proposed development is therefore considered to be in compliance with Policies D1 and D2 of the Local Plan and the core principles set out within Chapter 14 of the National Planning Policy Framework. The potential impacts to the surrounding Conservation Area are considered to be acceptable, and the significance of this heritage asset will not be unacceptably harmed. Policies HE1 and SP13 of the Local Plan 2011-2031 and Chapter 20 of the NPPF and Policy KBBE4 of the Knebworth Neighbourhood Plan are considered to be complied with. The development is considered to comply with Section 72 of the Planning (Listed Building and Conservation Areas) act 1990. The design and appearance are therefore acceptable.

Impact on Neighbouring Properties:

- 4.3.5 Policy D3 of the Local Plan permits development that does not result in unacceptable harm to the amenity of neighbouring occupiers and where necessary encourages the use of mitigation measures to reduce these impacts. This is generally reflected by the provisions within the National Planning Policy Framework.
- 4.3.6 The layout of the dwelling and development in relation to the neighbouring dwellings is considered to mitigate any adverse impacts as a result of dominance, losses of privacy or shading. No neighbour objections were received.

- 4.3.7 Given the above, it is considered that the proposed development would result in no unacceptable detrimental impact upon neighbouring occupiers and is therefore compliant with Policy D3 of the local plan and the aims of the National Planning Policy Framework.

Highways and Parking:

- 4.3.8 The proposed development would be served by a minimum of two parking spaces that are off-street, therefore impacts to parking provision locally would not be harmful.

Environmental Implications:

- 4.3.9 The proposed development, by virtue of its limited scale in general terms together with the sustainable location would have no significant implications for the local environment in terms of carbon emissions and therefore would be generally in compliance with Chapter 18 of the NPPF.

Biodiversity Net Gain:

- 4.3.10 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 is considered to comply with the necessary provisions of the Local Plan policies and the National Planning Policy Framework. Grant conditional permission.

4.5 **Alternative Options**

- 4.5.1 None applicable.

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. The extension(s) hereby permitted shall be built in external materials to match the existing dwellinghouse unless otherwise agreed in writing by the LPA.

Reason: To protect the visual amenities of the locality and to comply with Policies D1 and D2 of the North Hertfordshire Local Plan 2011 to 2031.

Proactive Statement:

Planning permission has been granted for this proposal. The Council acted proactively through positive engagement with the applicant at the pre-application stage and during the determination process 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: 6 October 2026	