

DELEGATED FILE NOTE

CASE OFFICER: ...Melissa Tyler.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
24/01498/FP	Erection of one detached 2-bed dwelling and detached double garage (Amended plans received 21 February 2025)	Lodge Cottage Ashwell Road Newnham Baldock Hertfordshire SG7 5JX

Submitted Plan Nos

AB 01C AB 02D AB 03D AB 06C AB 08 AB 04D AB 05D

1.0 **Policies**

1.1 **North Hertfordshire District Local Plan 2011 – 2031**

Policy SP1: Sustainable Development in North Hertfordshire
Policy SP2: Settlement Hierarchy and Spatial Distribution
Policy SP6: Sustainable Transport
Policy SP8: Housing
Policy SP9: Design and Sustainability
Policy SP11: Natural Resources and Sustainability
Policy SP12: Green Infrastructure, Landscape and Biodiversity
Policy SP13: Historic Environment
Policy T1: Assessment of Transport Matters
Policy T2: Parking
Policy CGB1: Rural Areas beyond the Green Belt
Policy D1: Sustainable Design
Policy D3: Protecting Living Conditions
Policy D4: Air Quality
Policy NE4: Biodiversity and Geological Sites
Policy HE1: Designated Heritage Assets
Policy HE3: Non-designated heritage assets
Policy HE4: Archaeology

2.2 **National Planning Policy Framework (July 2021)**

Section 2: Achieving sustainable development
Section 5: Delivering a sufficient supply of homes
Section 8: Promoting healthy and safe communities
Section 9: Promoting sustainable development
Section 11: Making effective use of land
Section 12: Achieving well-designed places
Section 14: Meeting the challenge of climate change, flooding and coastal change
Section 15: Conserving and enhancing the natural environment
Section 16: Conserving and enhancing the historic environment

3.0 **Representations**

3.1 **Site Notice and Neighbour Consultation –**

Old School House - Suppoort

Newnham Hall Cottage – Support

This small unobtrusive design of this house will be very much in keeping with the village of Newnham. It will not dominate any neighbouring properties but will block the unsightly view of the electricity pole at the back of the plot.

5 The Green – comment

1. *This block plan shows no access to existing Lodge Cottage, because the new site cuts off all existing Access from the new drive.*
2. *The front garden is the access to Lodge Cottage from Ashwell Road by the new drive entrance ie the first 204m of the proposed new property is Lodge Cottage's front foot path access.*
3. *The new house in this proposal is positioned on top of Lodge Cottage's existing wooden Garage/car port with access to the new drive.*
4. *The new hedge proposed to the south-west cuts off the existing cottage completely Not to mention existing services Water - Sewage - Electricity.*
5. *The proposed garage at the back gives space for more accommodation in the loft space. Is this the reason for three bathrooms and an additional W/c ie four in a two bed property*

- 3.2 **Hertfordshire Highways** – Condition and informative recommended *“This level of development is unlikely to generate any extra movements which would ultimately lead to demonstrable harm to the highway network in terms of free flow and capacity, therefore; the highway authority would not wish to restrict the grant of planning permission.*

- 3.3 **Caldecote and Newnham Parish Council** – comments

I'm surprised another house is trying to be squeezed into this plot of land. The access is not great on a speedy bend and this is something I flagged before the new Spring Cottage was built.

It is also taking away over flow space parking for the village hall which has always been an issue.

Finally I would say that the view from the church will again change. The height of Spring Cottage is far greater than originally thought and it stands out spoiling the view.

There has been a lot of development in the village (some of course very good and smart and has enhanced the village) but it feels like any bit of green space is up for building on. Can the village infrastructure continue to take it?

If of course it does go ahead I would suggest it needs to be at the height of the existing houses vs the height of Spring Cottage.

Aside from these points, there are no other observations/objections.

- 3.4 **Environmental Health (Air Quality)** – No objection subject to condition.
- 3.5 **Environmental Health (Land Contamination)** – No objection subject to condition.
- 3.6 **Environmental Health (Noise)** – *The Environmental Protection and Housing Team have no objections to the proposals in relation to noise and other nuisances*
- 3.7 **Archaeological Implications** – *Condition recommended - I believe that the proposed development is such that it should be regarded as likely to have an impact on heritage assets of archaeological interest and I recommend that the following provisions be made, should you be minded to grant consent*
- 3.8 **Waste and Recycling** – Condition requiring further details.
- 3.9 **Conservation Officer** – The Conservation Officer gave detailed comments throughout the application. Concluding

*There remains a case to object to the scheme on the basis that the amended built form would erode the sense of spaciousness of this part of Ashwell Road, adversely affecting the character and appearance of the NCA and the setting of the adjacent BLI. Having said that, the design and form of the dwelling and garage are such that improvements have been made to the proposal to reduce the perceived heritage harm. I maintain an **OBJECTION** on the grounds of failure to satisfy the provisions of Sections 72(1) and 66(1) respectively of the Planning (Listed Buildings and Conservation Areas) Act 1990 and as supported by the aims of Section 16 of the NPPF and Policy HE1 of the North Hertfordshire Local Plan 2011 – 2031. The degree of harm is considered to be low on the less than substantial continuum. It is for the DM Team to decide whether the benefits of this proposal outweigh the heritage harm identified.*

3.10 **North Herts Ecology -**

The June 2024 Biodiversity Net Gain Report identifies the site as ruderal/ephemeral vegetation and a vegetated garden with a hedgerow and two trees. The Small Sites Metric has been used to calculate the biodiversity baseline as 0.3581 Habitat Units and 0.0250 Hedgerow Units. The post-development habitats of the site are valued at 0.3970 Habitat Units and 0.3631 Hedgerow Units resulting in a Biodiversity Net Gain of +0.0389 Habitat Units (or +10.86%) and a Biodiversity Net Gain of +0.3381

Hedgerow Units (or +1,352.32%). In addition to mandatory BNG the North Herts Local Plan also advises development should consider the inclusion of integrated features in the built fabric of

dwelling such as bat, bird and bee bricks. Taking this into account the following condition is advised;

- 3.11 *BEDFORDSHIRE AND RIVER IVEL INTERNAL DRAINAGE BOARD - The Board notes that the proposed method of storm water disposal is by way of soakaways. It is essential that soakaways be investigated and if ground conditions are found satisfactory constructed in accordance with the latest Building Research Establishment Digest 365.*

In the event soakaways are found not to be suitable any direct discharge to the nearby watercourse will require the Board's prior consent. If a surface water (or treated foul water) discharge is proposed to a watercourse within the Board's district (either directly or indirectly), then the proposed development will require a land drainage consent in line with the Board's byelaws (specifically Byelaw 3). Any consent granted will likely be conditional, pending the payment of a surface water development contribution (SWDC) fee, calculated in line with the Board's charging policy.

Whilst the consenting process as set out under the Land Drainage Act 1991 and the Board's Byelaws are separate from planning, the ability to implement a planning permission may be dependent on the granting of these consents. As such we strongly recommend that any required consents are sought prior to determination of the planning application.

Following these comments the agent confirmed that the new house will be a self build therefore does not need to meet the BNG Criteria

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

- 4.1.1 The site is a parcel of land located to the side of Lodge Cottage and to the west of the recently built Spring Cottage off Ashwell Road, Newnham. There is an existing access from Ashwell Road leading between the aforementioned properties which services this site and the adjacent agricultural field. The site is flat and hosts an electricity column.
- 4.1.2 The site is within the Newnham Conservation Area and the Rural Area beyond the Green Belt (RAGB) as allocated in the Local Plan. Newnham is designated as a 'Category B' settlement in the Local Plan.
- 4.1.3 Lodge Cottage is unlisted but is a Building of Local Interest (front page and entry no.2 in the NEWNHAM REGISTER OF BUILDINGS OF LOCAL INTEREST 24 APRIL 2008 (Part 3 of 3). The building is described as follows and is also in the Newnham Conservation Area:

Eighteenth century, two storey cottage with colour wash, rendered walls and red pantile roof. Distinctively different to the three thatched properties to the west yet aesthetically pleasing, well-proportioned property with central door with cut bracketed hood.

Reason for inclusion: Building of local architectural interest that pre-dates the 1877 1st Edition Ordnance Survey and contributes positively to the streetscene.

4.2 Proposal

- 4.2.1 Planning permission is sought for the erection of one detached 3-bed dwelling with detached garage and the creation of vehicular access to the rear of the proposed plot to serve Lodge Cottage. The dwelling would be part two storey, part being single storey. The dwelling would be centrally located on the plot with generous spacing to the front and rear for a driveway and private amenity space.

4.3 Key Issues

- 4.3.1 The key issues for consideration are the

- ☐ The Principle of Development
- ☐ The Impact on Designated Heritage Assets
- ☐ Sustainability
- ☐ The Design and its Impact on the Character of the Area
- ☐ The Impact on Neighbouring Dwellings/Future Occupiers
- ☐ Landscaping and Ecology
- ☐ Highways, Access, and Parking
- ☐ Other Matters

Principle of Development

- 4.3.2 The site is allocated as within the Rural Area beyond the Green Belt where there is a general presumption against development. This said, Newnham has been designated as a 'Category B' village in the Local Plan and this allows for limited infilling development, in accordance with Policies SP2 and CGB1.
- 4.3.3 Policy SP2 states that infilling development which does not extend the built core of the village will be allowed in the Category B villages.
- 4.3.4 Policy CGB1 states that in Rural Areas beyond the Green Belt, planning permission will be granted provided that the development is infilling development which does not extend the built core of a Category B village.
- 4.3.5 Newnham does not benefit from a defined settlement boundary and therefore, an objective assessment is required to consider whether the site is infill development that would not extend the built core of the village. In this respect, it is acknowledged that the site is immediately east of Lodge Cottage, west of the newly constructed Spring Cottage. As there is development on 2 sides, and it would be in close proximity to neighbouring dwellings I would conclude that the proposed dwelling could be classed as infill.
- 4.3.6 In terms of the built core of Newnham, the properties on Ashwell Road are fairly linear but there is a clear distinction between the properties and their gardens and the outer agricultural

fields/wider countryside, which is visualised well by the Conservation Area map for the village in my opinion. In my view, this site could be classed as within the built core of Newnham and therefore the erection of a dwelling on it would not extend its built core. The proposed siting of the proposed dwellinghouse would be fitting to the prevailing linear character of built form on Ashwell Road.

4.3.7 National and local planning policies seek to increase housing densities where appropriate, as far as this is consistent with the principles of good design and place making.

4.3.8 In conclusion on this matter, it is considered that there is no objection to the principle of development in this instance, in accordance with Policies SP2 and CGB1 of the Local Plan.

Sustainability

4.3.8 The overarching purpose of the planning system is to contribute to achieving sustainable development, as stated in Section 2 of the NPPF. This is considered against the three objectives of sustainable development, the economic, social, and environmental objectives.

4.3.9 Firstly, in terms of the economic objective, the proposed development would see the delivery of jobs during the build/construction phase which is a modest benefit.

4.3.10 Secondly, in terms of the social objective, this would add an additional dwelling to the districts housing figures which could be delivered in a relatively short space of time, which is a modest benefit.

4.3.11 Lastly, in terms of the environmental objective, it is acknowledged that future occupiers of this proposal would be reliant on private vehicles for the majority of their needs. There is a single bus stop in Newnham which could be utilised to use services in nearby Ashwell and Baldock. That said, the LPA have designated this settlement as a Category B village, which allows for limited infill development. Moreover, the proposal does incorporate sustainable building features, such as an EV charging point. The site benefits from a fair amount of boundary trees/hedging and protection of these and details of retained/new landscaping are to be secured via an agreed landscaping pre-commencement/landscape protection condition. Moreover, it is considered appropriate to request that the scheme will incorporate bat and bird boxes. Overall, these environmental benefits are deemed appropriate relative to the scale of development proposed.

4.3.12 As such, it is considered that the proposal accords with the three pillars of sustainability, which should be given some weight in the planning balance.

Impact on Designated Heritage Assets

4.3.13 Lodge Cottage is a non-designated heritage asset located within a designated heritage asset for the purpose of applying the aims of the NPPF.

4.3.14 The site is within the Newnham Conservation Area. Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that in the exercise of planning powers, in conservation areas “special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area”. In addition, Section 66(1) requires that when considering whether to grant planning permission for development which affects a listed building or its setting, special regard shall be had to the desirability of preserving the building or its setting.

4.3.15 As such, the Council’s Conservation Officer was consulted on the proposed development. Objections were initially received in regards to the original proposed scheme.

Lodge Cottage contributes positively to the variety in architectural form and appearance found within the locality and the historic environment and its spacious front/side garden makes a positive contribution to the verdant character of the road. The introduction of built development would erode the sense of spaciousness of this part of Ashwell Road with the new dwelling not sitting comfortably between the adjacent buildings. Consequently, the proposed development would be out of character with the prevailing pattern of development in the locality and the CA. The lack of car parking to Lodge Cottage is also a matter of concern as is the size of the ‘double-garage’ associated with the new dwelling.

*I conclude that the proposal will not preserve or enhance the character or appearance of the NCA and to a lesser extent will adversely affect the wider setting of listed buildings in the vicinity. The proposal will fail to satisfy the provisions of Sections 72(1) and 66(1) respectively of the Planning (Listed Buildings and Conservation Areas) Act 1990 and as supported by the aims of Section 16 of the NPPF and Policy HE1 of the North Hertfordshire Local Plan 2011 – 2031 and for these reasons is **OBJECTIONABLE**.*

4.3.16 As such, amendments were sought to the proposed dwelling to reduce the harm in regards to Designated Heritage assets, given that the principle of development is supported by SP2 and CGG1. The amendments included the use of materials to better reflect the area, the reduction on size to the detached garage; introducing a vehicle access at the rear of the site to facilitate Lodge Cottage; reducing the two storey side element nearest Lodge Cottage to single storey and changes to fenestration.

4.3.17 The Conservation Officer concluded following these amendments

*There remains a case to object to the scheme on the basis that the amended built form would erode the sense of spaciousness of this part of Ashwell Road, adversely affecting the character and appearance of the NCA and the setting of the adjacent BLI. Having said that, the design and form of the dwelling and garage are such that improvements have been made to the proposal to reduce the perceived heritage harm. I maintain an **OBJECTION** on the grounds of failure to satisfy the provisions of Sections 72(1) and 66(1) respectively of the Planning (Listed Buildings and Conservation Areas) Act 1990 and as supported by the aims of Section 16 of the NPPF and Policy HE1 of the North Hertfordshire Local Plan 2011 – 2031. The degree of harm is considered*

to be low on the less than substantial continuum. It is for the DM Team to decide whether the benefits of this proposal outweigh the heritage harm identified

- 4.3.18 Having regard to the detailed comments made by the Conservation Officer, I take a different view. I note that there the side garden to Lodge Cottage provides a large area of openness within the Conservation Area, and that this openness can be regarded as a feature of the Newnham Conservation Area and a feature of the BLI of Lodge Cottage. However, I am of the view that the development of this site with this proposal would not cause significant harm to the character and appearance of the Conservation Area or the BLI. The proposed amended scheme has a better proportion frontage with the single Storey side element reducing the overall bulk and width of the property in the streetscene, and in my view the gap between Lodge Cottage and the proposed dwellinghouse and the large front garden will help to maintain setting and character, the harm, in my opinion, is to the lower end of less than substantial. Relevant policy dictates that this harm should be weighed against the public benefits of a proposed development.
- 4.3.19 In line with the above and subject to the conditions, it is my view that the amended proposed development would not result in material harm to the character and appearance of the Newnham Conservation Area or the setting of nearby listed buildings, as designated heritage assets. Furthermore, it is considered that the proposed dwelling would not result in material harm to the significance of Lodge Cottage BLI, as a non-designated heritage asset.

The Design and its Impact on the Character of the Area

- 4.3.20 Policy D1 of the Local Plan states that planning permission will be granted for development proposals that respond positively to the sites local context and create or enhance the public realm. Policy SP9 of the Local Plan further considers that new development will be supported where it is well designed and located and responds positively to its local context. This is echoed in Section 12 of the NPPF.
- 4.3.21 The dwelling has been designed as a part two single storey dwelling with a detached single storey garage. Following extensive discussions in regards to the design to overcome the Conservation Officers original objections the amended dwelling now exhibits traditional features, including a chimney, single storey side projection between flanking Lodge Cottage and fenestration that are more traditional and balanced on the front elevation. The dwelling would be finished in render for the external walls, red plain clay tiles to the roof, and cottage style timber painted windows/doors. Details of the roof tiles, windows and garage doors would be controlled via condition from the Conservation Officer. The scale and position of the amended proposed dwelling is such that it will be somewhat visible over the existing mature hedgerow that fronts Ashwell Road.
- 4.3.22 In design terms, the proposed dwelling is considered acceptable in my view, because it has been designed with traditional features and materials that reflect the rural setting of Newham. The dwelling would not appear out of place in the locality and the harm has been reduced from the

initial comments received by the Conservation Officer, subject to conditions covering specific matters. Whilst the building would be visible from Ashwell Road over the hedgerow and reduce the gap between Lodge Cottage and Spring Cottage, this is not considered to be detrimental to the character of the area.

- 4.3.23 The proposed development is therefore considered to respond positively to local context, in accordance with Policies SP9 and D1 of the Local Plan. However, to protect the locality it is considered appropriate to remove permitted development rights so that extensions are not built without a planning consideration.

The Impact on Neighbouring Dwellings/Future Occupiers

- 4.3.24 Policy D1 of the Local Plan states that, amongst other things, development proposals should meet or exceed the nationally described space standards. Policy D3 of the Local Plan states that planning permission will be granted for development proposals which do not cause unacceptable harm to living conditions. These considerations are echoed within Section 12 of the NPPF.
- 4.3.25 It is accepted that the proposed development will have some impact upon the outlook and amenities of neighbouring dwellings, due to its scale and nature as built form on a site where there is currently no existing.
- 4.3.26 However, the dwelling has been positioned so that it is set back from Ashwell Road in line with the front of Lodge Cottage, the proposal would not result in an overbearing impact upon this immediate neighbours. In my view, given the orientation and window location, there would not be any adverse levels of overlooking towards the neighbours. Lastly, given the separation from Lodge Cottage and Spring Cottage the proposal should not give rise to any adverse loss of daylight/sunlight.
- 4.3.27 The proposed would have sizable rear private amenity space, and would see all habitable rooms achieve suitable levels of natural light. It is therefore my view that the proposal would not result in any harm to the reasonable living conditions and well-being of future occupiers.
- 4.3.28 As such, the scheme will not give rise to any materially adverse impacts upon the reasonable living conditions and well-being of neighbouring properties. This is in accordance with Policies D1 and D3 of the Local Plan.

Landscaping and Ecology

- 4.3.29 The detailed landscaping matters will be the subject of a landscaping scheme pre-occupation condition, which will consider which trees/hedgerows are to be retained and where new planting will be proposed to deliver measurable gains in biodiversity. This condition will also cover the boundary treatments that will subdivide the host and proposed properties gardens. Notwithstanding the above, a separate condition will be enforced that seeks to assure that the existing hedgerow fronting Ashwell Road is retained.

- 4.3.30 Following consultation with NHs Ecologist the following comments and recommendations were received *“The June 2024 Biodiversity Net Gain Report identifies the site as ruderal/ephemeral vegetation and a vegetated garden with a hedgerow and two trees. The Small Sites Metric has been used to calculate the biodiversity baseline as 0.3581 Habitat Units and 0.0250 Hedgerow Units. The post-development habitats of the site are valued at 0.3970 Habitat Units and 0.3631 Hedgerow Units resulting in a Biodiversity Net Gain of +0.0389 Habitat Units (or +10.86%) and a Biodiversity Net Gain of +0.3381*

“Hedgerow Units (or +1,352.32%). In addition to mandatory BNG the North Herts Local Plan also advises development should consider the inclusion of integrated features in the built fabric of dwellings such as bat, bird and bee bricks. Taking this into account the following condition is advised”

- 4.3.31 Following these comments the agent confirmed that the new dwellinghouse is a self build and meets one of the exemptions therefore does not need to comply with the 10% BNG .As such, I have no objection to the landscaping and ecology matters under this application, in accordance with Policy NE4 of the Local Plan.

Highways, Access, and Parking

- 4.3.32 Hertfordshire Highways were consulted on the proposed scheme. They concluded that “This level of development is unlikely to generate any extra movements which would ultimately lead to demonstrable harm to the highway network in terms of free flow and capacity, therefore; the highway authority would not wish to restrict the grant of planning permission”
- 4.3.33 The proposed development would benefit from the existing access to the west of the new dwellinghouse which currently serves both Lodge Cottage and Spring Cottage. Pedestrian access off Ashwell is to be retained to serve both Lodge Cottage and the new dwellinghouse. Vehicle access will be served by the existing driveway to a detached garage to the rear of the site which would incorporate 2 internal garage spaces. Lodge Cottage is to have a new rear accessway to the rear of the site to allow for parking of vehicles in association of Lodge Cottage to the rear. Three parking spaces have been shown. This meets that required under Policy T2 of the Local Plan and the Vehicle Parking at New Developments SPD. As such, the scheme is considered acceptable in this respect.

Other Matters

- 4.3.34 The proposed dwelling has shown an area next to the garage for the storage of bins, such that wheeling them out on collection day will be straight forward. Moreover, the property would benefit from a sizable double garage, which could be used for the storage of bicycles. This is considered acceptable in my view.

4.4 **Conclusion**

- 4.4.1 The site is located within a Category B village and Rural Area beyond the Green Belt within the Local Plans, where infill development that does not extend the built core of a village is acceptable. This proposal is considered to be an infill plot and is within the built core of the village, in accordance with Policies SP2 and CGB1 of the Local Plan. This should be given significant weight.
- 4.4.2 The settlement has suitable services to accommodate limited growth and increased housing numbers, evidenced by its designation as a Category B village. The proposal would be a modest addition to the district's housing land supply and have limited social/economic benefits locally, which should be afforded moderate weight.
- 4.4.3 Through consultation with the agent, the design of the scheme has been amended such that in the view of the Conservation Officer, the amended proposed dwelling would now be considered that the degree of harm is to be low on the less than substantial continuum and has recommended a number of conditions. Moreover, in my view the scheme is not considered harmful towards the host dwelling Lodge Cottage as a BLI. This is in accordance with Policies HE1 and HE3 of the Local Plan and Section 16 of the NPPF and should be given moderate weight. In terms of the heritage impacts, it is considered that there would be no harm to the heritage significance of the conservation area and nearby listed buildings.
- 4.4.4 The dwelling has been designed with traditional features and materials that reflect the rural, traditional setting of Newnham. Details of external finishes are, in the main, to be controlled via condition. Whilst the building would be visible from Ashwell Road, this is not considered to be detrimental to the character of the area. As such, the proposal is deemed in accordance with Policies SP9 and D1 of the Local Plan and Section 12 of the NPPF. This should be given moderate weight.
- 4.4.5 Given the location of the proposal, the sizable plot size and the acceptable design, the scheme will not give rise to any materially adverse impacts upon the reasonable living conditions and well-being of neighbouring properties and future occupiers. This is in accordance with Policies D1 and D3 of the Local Plan and should be awarded moderate weight.
- 4.4.6 Overall, taking all matters into account the proposal complies with the Local Plan as a whole and the application is recommended for approval, subject to conditions.

4.5 **Alternative Options**

4.5.1 N/A

4.6 **Pre-Commencement Conditions**

4.6.1 The agent is in agreement with the proposed pre-commencement conditions.

4.7 **Climate Change Mitigation Measures**

4.7.1 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.

3. No development shall commence until a Construction Method Statement has been submitted to and approved in writing by the Local Planning Authority, including elements of the CLOCS standards as set out in the Highway Authority's Construction Management template. Thereafter the construction of the development shall only be carried out in accordance with the approved Plan: The Construction Management Statement shall include details of:
 - Access arrangements to the site.
 - Traffic management requirements.
 - Construction and storage compounds (including areas designated for car parking, loading / unloading and turning areas).
 - Cleaning of site entrances, site tracks and the adjacent public highway.
 - Timing of construction activities (including delivery times and removal of waste) and to avoid school pick up/drop off times.
 - Provision of sufficient on-site parking prior to commencement of construction activities.

Reason: In order to protect highway safety and the amenity of other users of the public highway and rights of way in accordance with Policies 5, 12, 17 and 22 of Hertfordshire's Local Transport Plan (adopted 2018).

4. Details or sample of the roof covering for both the dwellinghouse and garage shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of that part of the development hereby approved. Thereafter the roofs shall be covered with the approved details/sample.

Reason: To ensure that special regard is paid to the character and appearance of the Newnham Conservation Area under Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Policy HE1 of the Local Plan

5. As indicated on the amended plans the roofs to both the dwellinghouse and garage shall have open eaves (exposed rafter feet) unless otherwise agreed and approved in writing by the Local Planning Authority.

Reason: To ensure that special regard is paid to the character and appearance of the Newnham Conservation Area under Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Policy HE1 of the Local Plan.

6. All new windows and external doors for the dwellinghouse shall be manufactured in timber and the windows shall be externally white-painted unless otherwise agreed and approved in writing by the Local Planning Authority.

Reason: To ensure that special regard is paid to the character and appearance of the Newnham Conservation Area under Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Policy HE1 of the Local Plan.

7. Joinery section details of the new windows shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of that part of the development hereby approved y. Thereafter the windows shall be manufactured in accordance with the approved joinery details.

Reason: To ensure that special regard is paid to the character and appearance of the Newnham Conservation Area under Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Policy HE1 of the Local Plan

8. Details of the finished render colour for the dwellinghouse shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of that part of the development hereby approved. Thereafter the render finish shall be carried out in accordance with the approved render colour.

Reason: To ensure that special regard is paid to the character and appearance of the Newnham Conservation Area under Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Policy HE1 of the Local Plan.

9. In the event that contamination is found at any time when carrying out the approved development, it shall be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment shall then be undertaken by a competent person, in accordance with BS10175:2011. A written report of the findings should be forwarded for approval to the Local Planning Authority. Following completion of remedial measures a verification report shall be prepared that demonstrates the effectiveness of the remediation carried out. No part of the development should be occupied until all remedial and validation works are approved in writing.

Reason: To protect human health and to ensure that no future investigation is required under Part 2A of the Environmental Protection Act 1990

10. Prior to occupation, the new dwelling shall incorporate an Electric Vehicle (EV) ready domestic charging point.

Reason: To contribute to the objective of providing a sustainable transport network and to provide the necessary infrastructure to help off-set the adverse impact of the operational phase of the development on local air quality.

11. A No development shall take place/commence until an Archaeological Written Scheme of Investigation has been submitted to and approved by the local planning authority in writing. The scheme shall include an assessment of archaeological significance and research questions; and:

1. The programme and methodology of site investigation and recording
2. The programme for post investigation assessment
3. Provision to be made for analysis of the site investigation and recording
4. Provision to be made for publication and dissemination of the analysis and records of the site investigation
5. Provision to be made for archive deposition of the analysis and records of the site investigation
6. Nomination of a competent person or persons/organisation to undertake the works set out within the Archaeological Written Scheme of Investigation.

B The development shall take place/commence in accordance with the programme of archaeological works set out in the Written Scheme of Investigation approved under condition (A).

C The development shall not be occupied/used until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under condition (A) and the provision made for analysis and publication where appropriate.

Reason: The site lies within an area where there is significant potential for archaeological remains and any finds should be retrieved and/or recorded before they are damaged or destroyed as a result of the development hereby permitted.

12. No development shall take place until an Ecological Enhancement Plan (EES) for the creation of new wildlife features such as hibernacula, the inclusion of integrated bird/bat and bee boxes in buildings/structures, has been submitted to and approved in writing by the local planning authority.

Reason: To ensure development is ecologically sensitive and secures biodiversity enhancements in accordance with the North Herts Local Plan policy NE4.

13. The access as shown on approved plan AB 03 D Proposed Site Plan, located at the rear of the dwellinghouse hereby approved shall be provided and remain in perpetuity for the use of Lodge Cottage for the parking of vehicles in association with the dwellinghouse.

14. Prior to the first occupation of the development hereby permitted full details of a comprehensive soft and hard landscaping scheme (including planting details) and all boundary treatments shall be submitted to and approved in writing by the Local Planning Authority.

The approved soft landscaping / planting details shall be carried out before the end of the first planting season following either the occupation of the (first) dwelling or the completion of the development, whichever is the sooner; and any trees or plants which, within a period of 5 years from the completion of the development, die, are removed or become seriously damaged or diseased, shall be replaced during the next planting season with others of similar size and species, unless the Local Planning Authority agrees in writing to vary or dispense with this requirement.

Reason: To ensure the development is comprehensively landscaped in the interests of visual amenity. Local Plan Policies D1 and N2

15. Notwithstanding the submitted plans for the access and the submission of a detailed landscape scheme pursuant to condition 15, the mature hedgerow fronting Ashwell Road shall be retained as existing in perpetuity, unless otherwise agreed in writing by the Local Planning Authority.

Reason; to protect the prevailing character of the area in accordance with Policy D1 of the Local Plan.

16. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 as amended no development as set out in Classes A, B, C and E of Part 1 of Schedule 2 to the Order, (or any subsequent Statutory Instrument which revokes, amends and/or replaces those provisions) shall be carried out without first obtaining a specific planning permission from the Local Planning Authority.

Reason: Given the nature of this development, the Local Planning Authority considers that development which would normally be "permitted development" should be retained within planning control in the interests of the character and amenities of the area and to comply with Policy D1 and/or Policy D3 of the North Hertfordshire Local Plan 2011 to 2031.

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. The Council acted proactively through positive engagement with the applicant 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.

Informative/s:

1. AN1) Storage of materials: The applicant is advised that the storage of materials associated with the construction of this development should be provided within the site on land which is not public highway, and the use of such areas must not interfere with the public highway. If this is not possible, authorisation should be sought from the Highway Authority before construction works commence. Further information is available via the County Council website at: <https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/business-and-developer-information/business-licences/business-licences.aspx> or by telephoning 0300 1234047.
2. AN2) Obstruction of highway: It is an offence under section 137 of the Highways Act 1980 for any person, without lawful authority or excuse, in any way to wilfully obstruct the free passage along a highway or public right of way. If this development is likely to result in the public highway or public right of way network becoming routinely blocked (fully or partly) the applicant must contact the Highway Authority to obtain their permission and requirements before construction works commence. Further information is available via the County Council website at: <https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/business-and-developer-information/business-licences/business-licences.aspx> or by telephoning 0300 1234047.
3. AN3) Debris and deposits on the highway: It is an offence under section 148 of the Highways Act 1980 to deposit compost, dung or other material for dressing land, or any rubbish on a made-up carriageway, or any or other debris on a highway to the interruption of any highway user. Section 149 of the same Act gives the Highway Authority powers to remove such material at the expense of the party responsible. Therefore, best practical means shall be taken at all times to ensure that all vehicles leaving the site during construction of the development and use thereafter are in a condition such as not to emit dust or deposit mud, slurry or other debris on the highway.

Further information is available by telephoning 0300 1234047.

4. 1) EV Charging Point Specification:

A charging point shall be installed by an appropriately certified electrician/electrical contractor in accordance with the following specification. The necessary certification of electrical installation should be submitted as evidence of appropriate installation to meet the requirements of Part P of the most current Building Regulations.

Cable and circuitry ratings should be of adequate size to ensure a minimum continuous current demand for the vehicle of 16A and a maximum demand of 32A (which is recommended for Eco developments)

- o A separate dedicated circuit protected by an RBCO should be provided from the main distribution board, to a suitably enclosed termination point within a garage or an accessible enclosed termination point for future connection to an external charge point.

- o The electrical circuit shall comply with the Electrical requirements of BS7671: 2008 as well as conform to the IET code of practice on Electric Vehicle Charging Equipment installation 2012 ISBN 978-1-84919-515-7 (PDF). This includes requirements such as ensuring the Charging Equipment integral protective device shall be at least Type A RCD (required to comply with BS EN 61851 Mode 3 charging).

- o If installed in a garage all conductive surfaces should be protected by supplementary protective equipotential bonding. For vehicle connecting points installed such that the vehicle can only be charged within the building, e.g. in a garage with a (non-extended) tethered lead, the PME earth may be used. For external installations the risk assessment outlined in the IET code of practice must be adopted, and may require additional earth stake or mat for the EV charging circuit. This should be installed as part of the EV ready installation to avoid significant on cost later.

- o A list of authorised installers (for the Government's Electric Vehicle Homecharge Scheme) can be found at <https://www.gov.uk/government/organisations/office-for-low-emission-vehicles>

- o UK Government issued legislation in 2021 to require domestic EV charge points to be smart, thus we recommend that all charge points will be capable of smart charging, as detailed in UK Gov regulations.

Signed  Anne McDonald	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 31 March 2025	