

DELEGATED FILE NOTE

CASE OFFICER: ...Tom Rea.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/00856/FPH	Erection of boundary wall and railings to replace the existing painted timber fence and internal alterations to second floor.	4 Dower House Hitchin Road Preston Hitchin Hertfordshire SG4 7TZ

Submitted Plan Nos

3924 01B 3924 02 3924 03A

1.0 Policies

D1 Sustainable design

D2	House exts, replcmnt dwellings outbuild
D3	Protecting living conditions
HE1	Designated heritage assets
NE4	Biodiversity and geological sites
SECN13	Protecting Green Belt Land
SECN16	Conserve + enhance historic environment

2.0 **Site History**

2.1 None relevant. See history for full details.

3.0 **Representations**

3.1 Site Notice Adjoining occupiers: No representations received

3.2 Conservation officer: No objections raised. No conditions

3.3 Preston Parish Council: No response

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 Terraced property forming a group of dwellings converted from the Old Dower House. Grade II listed. Located in the Green Belt outside of the village of Preston. Located within the Preston Conservation Area.

4.2 **Proposal**

- 4.2.1 Erection of boundary wall and railings to replace the existing painted timber fence and internal alterations to second floor.

4.3 **Key Issues**

4.3.1 Green Belt

The proposals could be considered under paragraph 154 c) of the NPPF which provides the following exception:

c) the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building;

The proposals would not result in a disproportionate increase and therefore would not be inappropriate development.

The proposals would have no material impact on the openness of the Green Belt as it replaces an existing boundary feature with an alternative design and materials.

4.3.2 Design and Appearance

- 4.3.3 The proposed wall would be constructed in traditional materials with a good quality facing brick with black painted iron railings. The wall would match the height of the adjacent wall to the north. The brickwork would be similar in appearance to the house and would be constructed with an English Bond design. The works are appropriate in scale and design and would not be harmful to the character and appearance of the area. The internal alterations would not result in any loss of historic fabric and would not alter the external appearance of the dwelling.

4.3.4 Impact on heritage assets

- 4.3.5 The main assets affected are the Grade II listed building and the Preston Conservation Area. The proposals would enhance the appearance of the listed dwelling removing an inappropriate picket fence with a wall that is more in keeping with the surrounding built form and boundary treatments. The development is small scale confined to this small group of dwellings – it would have no material impact on the wider setting of the Conservation Area. The application is supported by the Council's Conservation Officer.

4.3.6 Impact on neighbours

- 4.3.7 The works are limited in scale and would not affect the residential amenities of adjacent occupiers and therefore complies with Policy D3 of the LP.

4.3.8 Climate change and BNG

- 4.3.9 The development is exempt from the BNG regulations and because of its small scale would have no impact on local climate change.

4.4 **Conclusion**

- 4.4.1 Acceptable in planning terms.

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.

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: 28 May 2025	