

DELEGATED FILE NOTE

CASE OFFICER: ...Alex Howard.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/01824/FPH	Erection of boarded boundary fencing and erection and replacement of existing post and wire fencing.	Standalone Farmhouse Wilbury Road Letchworth Garden City Hertfordshire SG6 4JN

Submitted Plan Nos

1092 - 04 1092 - PL10a

SP5	Countryside and Green Belt
D1	Sustainable design
D3	Protecting living conditions
HE1	Designated heritage assets
SECN12	Achieving well-designed places
SECN13	Protecting Green Belt Land
SECN16	Conserve + enhance historic environment

2.0 **Planning History**

2.1 **25/00696/FPH** - Installation of gas tank and fence enclosure.

Conditional Permission

2.2 **24/01673/FPH** - Alterations to existing windows, upgrade existing thermal efficiency, replace existing rooflights with conservation rooflights, infill existing rear porch to create weatherproof area, and installation of external drain. (revised plan received 22/11/2024).

Conditional Permission

2.2 **24/01674/LBC** - Alterations to existing windows, upgrade existing thermal efficiency, replace existing rooflights with conservation rooflights, infill existing rear porch to create weatherproof area, and installation of external drain. Internal alterations. (revised plans received 22/11/2024).

Conditional Permission

3.0 **Representations**

3.1 **Site Notice and Neighbour Consultation** – None received.

3.2 **Letchworth Heritage Foundation** – None received.

3.3 **Conservation Officer** – Comments given in surgery session.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 Standalone Farmhouse is a grade II listed building sited on Standalone Farm on the western edge of Letchworth. Standalone Farm is a working farm and visitor attraction open to the public and for school visits. The site is within the Green Belt and an Archaeological Area.

4.2 **Proposal**

4.2.1 Planning permission is sought for the erection of boarded boundary fencing and erection and replacement of existing post and wire fencing.

4.3 **Key Issues**

4.3.1 The key considerations are the impact on the Green Belt, design, the impact on heritage assets, impact on archaeological matters, and the impact on the amenities of neighbouring properties.

Green Belt

4.3.2 The site is within the Green Belt. Policy SP5 of the Local Plan covers the impact of development in the Green Belt, which is supported by the NPPF. Paragraph 154 of the NPPF sets out the exceptions to inappropriate development in the Green Belt. It is considered that the proposal would not comply with any of the exceptions to inappropriate development in the Green Belt; however, given the scale, nature and location of the proposed new and replacement fencing, which is a very modest, low level form of development, it is considered that the proposal will not result in any material harm to the purposes and general aims of the Green Belt and openness. This is in accordance with Policy SP5 of the Local Plan and Section 13 of the NPPF.

Design

4.3.3 Policy D1 of the Local Plan states that planning permission will be granted provided that development responds positively to the site's local context in addition to other criteria. These considerations are echoed in Section 12 of the NPPF.

4.3.4 The proposal is for some replacement and new boundary treatments which can be summarised as follows:

- New and replacement post & wire fencing to the boundary. The fencing will be in the position shown on the site plan and match the existing stock fencing.
- 1.8m high close boarded fencing in the position shown on the site plan to create some privacy. The fencing will be supported on timber posts.
- 5 bar timber gates in the positions shown. The width of these gates varies and is noted on the drawing.

4.3.5 It is considered that the design of the proposal is acceptable in planning terms. The proposed site plan shows the location of the various boundary treatments which are largely replacing existing ones, which is acceptable. The means and external appearance of the proposed boundary treatments are considered suitable for this rural setting, especially the post and wire/5 bar timber gates. One run of close boarded fencing is proposed in front of the farmhouse which is considered acceptable.

4.3.6 The proposal is therefore deemed acceptable in design terms and in accordance with Policy D1 of the Local Plan and Section 12 of the NPPF.

Impact on Heritage Assets/Archaeology

4.3.7 The host dwelling, Standalone Farmhouse, is a Grade II listed building. Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that where 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 or any features of special architectural interest which it possesses. Policy HE1 of the Local covers the impact of development on designated heritage assets.

4.3.8 The applicant has submitted a Heritage Impact Statement and the Council's Conservation Officer has been consulted on it. During a surgery session with Officers, the Conservation Officer advised that given the siting and external appearance of the proposal which would respect the rural nature of this building and wider site, the scheme would not result in any harm to the setting or significance of the grade II listed farmhouse.

4.3.9 As such, it is considered that the proposal is acceptable in heritage terms and will not harm the setting or significance of the host grade II listed building. This is in accordance with Policy HE1 of the Local Plan.

4.3.10 Given the nature of the development, there are no objections to the scheme on archaeological grounds.

Impact on Neighbours

4.3.11 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.

4.3.12 The property is isolated and does not benefit from any neighbours. Therefore, the proposal will not result in any harm to the reasonable living conditions of neighbouring dwellings.

- 4.3.13 Therefore, the proposal will not cause unacceptable harm to living conditions, in line with Policy D3 of the Local Plan.

Biodiversity Net Gain

- 4.3.14 The proposal is exempt from the mandatory 10% BNG.

4.4 **Conclusion**

- 4.4.1 The proposal is considered acceptable in planning terms and in accordance with Policies D1, HE1 and D3 of the Local Plan, as well as Section 12 and 16 of the NPPF.

4.5 **Alternative Options**

- 4.5.1 N/A

4.6 **Pre-Commencement Conditions**

- 4.6.1 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. The development hereby permitted shall only be finished in the materials as stated on drawing number PL10a and thereafter shall be retained as such, unless otherwise agreed in writing by the LPA.

Reason: To ensure that the development is in-keeping with the host property and to protect the visual amenities of the locality and to comply with Policy D1 of the North Hertfordshire Local Plan 2011 to 2031.

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