

North Hertfordshire District Council
Development and Conservation
PO Box 10613
Nottingham
NG6 6DH

28th October 2025

Our Ref: **31030B**
Planning Portal Ref: **PP – 13915801**

Dear Planning,

Full Planning Application for demolition of 2no. agricultural barns and proposal for 2 new dwellings and associated external amenity at Land at Porters End Farm, Porters End Lane, Kimpton, SG4 8ER

This application has been prepared in support of new dwellings within the walled Grains Yarn of Porters End Farm.

Prior to this application, Class B and Class Q applications have been sought and approved for the following works;

- 1) Class B - The demolition of an existing agricultural barn
Decision – deemed not to need approval
- 2) Class Q – Change of use of existing barn to provide 5 new semi-detached dwellings including external amendments to support C3 use.

Whilst the Class Q application set the principal for C3 Use within the application site, it is considered that a more appropriate domestic design for the site, as part of the hamlet of Porters End could be applied to the scheme.

This application proposes a new residential scheme for 2 new detached dwellings which falls below the approved footprint and volume of the Class Q scheme, with greater design reference to the local domestic architecture.

1) Provision of allocated parking

The approved site plan provides a general configuration of the site without any detailed design of parking and external amenity. The revised drawings look to provide further detail and set out the specific parking provisions for each plot in line with local parking standards.

Through removal of the hammerhead for fire vehicles, it has been possible to provide suitable parking provisions which meet the standards in Table 1 below;

Table 1 – Allocated parking for each plot

Plot	No of Bedrooms	Max. Occupancy	No. of car allocated parking spaces
1	4	8	3 (1no EV charging)
2	4	8	3 (1no. EV charging)

2) Amendment to the footprint of the approved buildings

On review of the approved plans, it was considered that these could be more appropriately configured to meet market demands whilst addressing neighbouring concerns of the traffic demands on the narrow Porters End Lane.

Maximum occupancy is reduced from 23 from the approved Class Q scheme, to 18 within the amended proposals ensuring that there are reduced demands within the site. The approved planning application established the footprint of existing buildings to be 722m², with an approved residential footprint of 410m². The revised layouts propose a slight reduction on the approved areas, the overall proposals accommodate a combined 45% reduction in overall footprint from the existing built area.

3) Revisions to external materiality and design to enhance the agricultural look of buildings

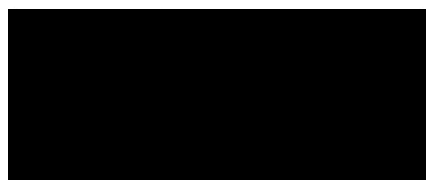
During the development of the design, there has been a desire to enhance the domestic design so that it is more sympathetic to the existing dwellings along Porters End Lane. This has been addressed through form, elevation design and materiality.

4) Additional Landscaping details provided

The proposed site plan provides additional detail of the landscaping layouts across the site, including areas of hard and soft landscaping, footpaths, access routes to areas of private external amenity and new tree planting within the private street scenes.

Should any further information be required in support of the application, please do not hesitate to contact Clague Architects and we would be happy to help.

Kind Regards,



Michelle Sweeney RIBA
Associate