

DELEGATED FILE NOTE

CASE OFFICER: ...Andrew Hunter.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
24/02691/FPH	Repositioning of existing timber shed. (Development already carried out).	Bibbsworth Hall Farm Bibbs Hall Lane Kimpton Hitchin Hertfordshire SG4 8EN

Submitted Plan Nos

22 BIBB SL01 24 BIBB OB01 24 BIBB SP4

1.0 Policies

D1 Sustainable design

D2	House exts, replcmnt dwellings outbuild
D3	Protecting living conditions
HE1	Designated heritage assets
SECN12	Achieving well-designed places
SECN13	Protecting Green Belt Land
SECN16	Conserve + enhance historic environment
SP13	Historic environment
SP5	Countryside and Green Belt
SP9	Design and Sustainability

2.0 **Relevant site history**

- 2.1 23/01999/LBC - Internal and external alterations including underpinning, insulation, and reroofing to facilitate conversion of detached curtilage-listed barn to ancillary accommodation in relation to main dwelling – Approved 12/12/23.
- 2.2 23/01998/FPH - Conversion of detached curtilage-listed barn to ancillary accommodation in relation to main dwelling - Approved 12/12/23.
- 2.3 23/00559/LBC - Single storey rear lean to extension following demolition of existing extension, single storey rear glass garden room, Insertion of rear dormer window, replacement and additional rooflights to rear roofslope. Alterations to fenestration and

internal alterations (as amended by plans received 14/07/23 and 22/08/23) – Approved 13/12/23.

- 2.4 23/00558/FPH - Single storey rear lean to extension following demolition of existing extension, single storey rear glass garden room, Insertion of rear dormer window, replacement and additional rooflights to rear roofslope. Alterations to fenestration (as amended by plans received 14/07/23 and 22/08/23) - Approved 13/12/23.
- 2.5 22/02296/FPH - Erection of detached double carport including creation of driveway – Approved 25/11/22.

Blue-edged area

- 2.6 20/01255/LBC - Demolition of existing buildings and erection of three dwellings, garaging and office/garden store – Withdrawn.
- 2.7 20/01254/FP - Erection of one semi-detached 5-bed dwelling, one semi-detached 4-bed and one detached 4-bed dwelling including garaging and home office outbuilding following demolition of existing buildings, re-location of public footpath (amended plans received 18/11/20) – Approved 11/02/21.

3.0 **Representations**

- 3.1 None received.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

- 4.1.1 The site is a two storey detached Grade II listed farmhouse with a pitched roof. The site is next to a small residential development nearing completion. The wider area is rural agricultural. The site is within the Green Belt.

4.2 **Proposal**

- 4.2.1 The retrospective re-location of a timber shed further to the east in the rear garden. The use of the outbuilding continues to be as a shed.

4.3 **Key Issues**

- 4.3.1 The key material considerations are whether the development is acceptable in principle, design and heritage, and neighbour amenity.

Principle

- 4.3.2 The site is in the Green Belt. Policy SP5 of the adopted Local Plan states that the Council will only permit development proposals in the Green Belt where they would not result in inappropriate development or where very special circumstances have been demonstrated. Policy SP5 refers to the National Planning Policy Framework (NPPF) which sets out exceptions to inappropriate development in the Green Belt in paragraphs 154 and 155 (December 2024 version). Para. 155 is not relevant, and the most relevant part of 154 is:

154. Development in the Green Belt is inappropriate unless one of the following exceptions applies:

d) the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces

- 4.3.3 The proposal is the relocation of an existing building to a different part of the site, which can be considered a replacement as the re-sited building has replaced the existing. The new building is used as a shed incidental to the main dwelling which is the same use. The building is not materially larger than the existing. The proposal is not considered inappropriate in the Green Belt. The proposal is considered acceptable in principle. The proposal complies with Policy SP5 of the Local Plan, and Section 13 of the NPPF.

Design and heritage

- 4.3.4 Bibbsworth Hall Farmhouse is a listed building to the west, which is a designated heritage asset. It is not however considered that the development adversely affects its setting and significance given that the outbuilding is further from the listed building than it used to be, and remains in the rear garden of the site.
- 4.3.5 The shed was not considered to be curtilage listed based on comments from the Conservation Officer for 20/01255/LBC, therefore the relocation of the shed is not considered to have been detrimental to historic fabric. The condition and appearance of the shed following its relocation is also similar to how it appeared at its prior location. The design is therefore acceptable. The proposal complies with Policies D1, D2 and HE1 of the adopted Local Plan; Sections 12 and 16 of the NPPF, and S66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Neighbour amenity

- 4.3.6 The shed has been relocated near the east boundary which is near a stables building. The shed is small, set away from the boundary, and obscured by trees, therefore the re-sited shed is not considered to have affected the stables. There are no other properties near the shed. The proposal is not considered harmful to amenity. The proposal complies with Policy D3 of the adopted Local Plan and Section 12 of the NPPF.

4.4 **Conclusion**

- 4.4.1 In the absence of material planning reasons to the contrary it is my view that planning permission is **APPROVED**.

5.0 **Recommendation**

- 5.1 That planning permission be **GRANTED** subject to the following conditions:

1. The shed shall be used only for purposes incidental to dwelling Bibbsworth Hall Farm, Bibbs Hall Lane, Kimpton, SG4 8EN.

Reason: To safeguard the residential character of the locality and the amenities of nearby residents, both of which would be prejudiced by the activities and visual intrusion likely to be associated with a commercial activity and to comply with Policy D1 and/or Policy D3 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  Sam Dicocco Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 10 February 2025	