

DELEGATED FILE NOTE

CASE OFFICER: ...Vicki Wood.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/01581/FPH	Replacement rear French doors with additional side lights. Single storey extension to existing detached garden room to facilitate office space (as amended by plan received on 17/09/2025).	188 Park Lane Old Knebworth Knebworth Hertfordshire SG3 6PS

Submitted Plan Nos

0372-RIC-XX-ZZ-DR-A-0100-P02 0372-RIC-XX-ZZ-DR-A-0110-P02 0372-RIC-XX-ZZ-DR-A-0050-P02 0372-RIC-XX-ZZ-DR-A-0060-P02 0372-RIC-XX-ZZ-DR-A-0051-P02 0372-RIC-XX-ZZ-DR-A-0061-P02

1.0 **Local and National Policy**

1.1 **National Planning Policy Framework 2023 (NPPF)**

Section 2 – Achieving sustainable development

Section 12 – Achieving well-designed and beautiful places

Section 13 – Protecting Green Belt Land

Section 14 – Meeting the challenge of climate change, flooding and coastal change

Section 16 – Conserving and enhancing the historic environment

1.2 **North Hertfordshire Local Plan 2011-2031 (NHLP)**

Strategic Policies

Policy SP1 – Sustainable Development in North Herts

Policy SP2 – Settlement Hierarchy and Spatial Distribution

Policy SP5 – Countryside and Green Belt

Policy SP9 – Design and Sustainability

Policy SP13 - Historic environment

Development Management Policies

Policy D1 – Sustainable Design

Policy D2 – House extensions, replacement dwellings and outbuildings

Policy D3 – Protecting living conditions

Policy HE1 - Designated heritage assets

1.3 **Knebworth Neighbourhood Plan 2019-2031**

KBDS1 – Knebworth Village Character

KBBE8 – Design

2.0 **Relevant Site History**

2.1 Concurrent Listed Building Consent application 25/01582/LBC - Replacement rear French doors and internal alterations (as amended by plan received on 17/09/2025).

2.2 97/00664/1HH & 25/00601/1LB – Single storey side and rear extension. Conditional Permission.

2.3 85/00922/1LB - Removal of two internal walls. Granted.

3.0 **Representations**

3.1 **Site and neighbour notification** – None received.

Knebworth Parish Council – None received.

NHC Conservation Officer – No objection.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The property lies on the north side of Park Lane and is within the Old Knebworth Conservation Area and the Green Belt. There is no settlement boundary for Old Knebworth and therefore the site is considered to be within the open countryside in terms of planning policy.

4.1.2 Both the application site and its attached neighbour no.190 Park Lane are grade II listed buildings and are therefore classed as Designated Heritage Assets.

4.2 **Proposal**

4.2.1 Replacement rear French doors with additional side lights. Single storey extension to existing detached garden room to facilitate office space (as amended by plan received on 17/09/2025).

4.2.2 The application has been amended to revise the design of the replacement rear French doors and side lights in line with comments from the Conservation Officer.

4.3 **Key Issues**

4.3.1 The key issues for consideration are as follows:

- Whether the proposed development would be inappropriate development in the Green Belt for the purposes of the National Planning Policy and Local Development Plan.
- The impact the proposal would have on the openness of the Green Belt.
- The impact of the development upon the designated heritage assets including the Old Knebworth Conservation Area and grade II listing.
- The acceptability of the design of the proposed development and its resultant impact on the character and appearance of the property and context of the locality.
- The impact that the proposed development would have on the living conditions of nearby neighbouring properties.
- The impact the proposed development would have on the environment.

Design and Appearance:

4.3.2 The objectives of the National Planning Policy Framework (NPPF) include those seeking to secure the creation of high quality, beautiful and sustainable buildings and places

(Section 12 – Achieving well-designed places). Paragraph 131 of the NPPF states that *“Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable communities”*. In this regard, Policy D1 and D2 of the Local Plan are consistent with the objectives set out within the NPPF.

- 4.3.3 The proposed development would see the replacement of the existing French doors to the existing rear extension with the installation of French doors with half-height side lights. It should be noted that the existing French doors are not in accordance with the approved plans as per the '97 applications and do not benefit from consent.
- 4.3.4 In addition, a single storey extension is proposed to the north side of an existing detached garden room located to the northeast boundary of the rear garden, and which would facilitate an office space. The existing garden room measures 4.0 metres in length by 3.8 metres in width with a shallow pitched roof to a height of 3.0 metres. The extension would add a further 3.8 metres to the length, taking the total length of the garden room with office space to 7.8 metres in length, with no change in width and a slightly lower pitch at 3.0 metres. A set of full height glazed sliding doors would be installed to the west side elevation of the proposed extension. Materials would match those of the existing garden room which would comprise of black timber cladding to the external walls, black timber framed sliding doors and black felt roof tiles with black uPVC rainwater goods.
- 4.3.4 I am satisfied that in design terms, subject to the detailing of the French doors and side lights, that there would be no harm occasioned to the character of the host dwelling. I am also satisfied that the extension to the existing detached garden room would be a minor addition and would not impact on the context or character of the area.
- 4.3.5 The proposal is therefore deemed acceptable in design terms and in accordance with Policies D1 and D2 of the Local Plan and Section 12 of the NPPF.

Impact on Green Belt

- 4.3.6 Section 13 of the National Planning Policy Framework (NPPF) notes that great importance should be attached to the Green Belt and that the main aim of Green Belt policy is to keep land permanently open. Paragraph 153 states that inappropriate development should not be approved except in very special circumstances. Paragraph 154 provides for some exemptions to development in the Green Belt.
- 4.3.7 Policy SP5 of the Local Plan seeks to “recognise the intrinsic value of the countryside” which is supportive of suitable development where it “would not result in inappropriate development or where very special circumstances have been demonstrated”. This accords with the principles set out in Section 13 of the NPPF. Para 154 c) supports extensions and/or alterations to buildings “provided that it does not result in disproportionate additions over and above the size of the original building”.
- 4.3.8 There would be no increase to the footprint of the dwelling, however there would be an increase to the footprint of the existing detached garden room. Having considered the limited size and position of the proposed extension, I find this to be a minor addition that would not result in disproportionate additions over and above the size of the original

building and therefore is not considered to be inappropriate development in the Green Belt, in accordance with Policy SP5 of the Local Plan and Section 13 of the NPPF.

Impact on Designated Heritage Assets:

- 4.3.2. Paragraph 212 of the NPPF states *‘when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation (and the more important the asset, the greater the weight should be)...’*
- 4.3.3 *Policy HE1 of the Local Plan supports development that ‘Enables the heritage asset to be used in a manner that secures its conservation and preserves its significance; b) Incorporate a palette of materials that make a positive contribution to the local character or distinctiveness, where it is appropriate and justified; and c) Will lead to less than substantial harm to the significance of the designated asset, and this harm is outweighed by the public benefits of the development, including securing the asset’s optimum viable use.’*
- 4.3.4 The proposed replacement French doors with half-height side lights would be an improvement on the existing unauthorised French doors and are considered to be in accordance with Policy HE1 of the Local Plan and Section 16 of the NPPF.

Impact on Neighbouring Properties:

- 4.3.8 A core planning principle set out in the NPPF is to always seek to secure a good standard of amenity for all existing and future occupants of land and buildings. This principle is reflected in the provisions of Policy D3 of the Local Plan which states that planning permission will be granted for development proposals which do not cause unacceptable harm to living conditions.
- 4.3.9 I am satisfied that the minor addition to the existing outbuilding would not result in an adverse impact on existing residential amenity and is therefore in accordance with Policy D3 of the Local Plan.

Environmental Implications:

- 4.3.10 Section 14 of the NPPF sets out how the planning system should support the transition to a low carbon future. The principles set out in Section 14 are reflected in Policy D1 of the North Herts Local Plan, which sets out that development proposal should take all reasonable opportunities to reduce energy consumption and waste, retain existing vegetation and propose new appropriate planting, and future proof for changes in technology and lifestyle.
- 4.3.11 The proposed development, would have no significant implications for the local environment in terms of carbon emissions and therefore would be generally in compliance with Section 14 of the NPPF and Policy D1 of the Local Plan.

Biodiversity Net Gain (BNG)

4.3.12 This is a householder application which is exempt from BNG legislation defined under article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015.

4.4 **Conclusion**

4.4.1 The proposed development is considered acceptable in planning terms and in accordance with Policies D1, D2, D3 and HE1 of the North Hertfordshire Local Plan 2011-2031 and Sections 2, 12, 13, 14 and 16 of the NPPF 2023.

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.

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.

Signed  Anne McDonald Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 16 October 2025	