

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/02206/S73	Variation of Condition 2 (Fenestration positioning) of planning permission 22/01839/FP granted on 05.09.2022 for Erection of detached 3-bedroom bungalow with associated single garage, car parking and amenity area following demolition of existing garage including creation of vehicular access and driveway to serve no.11 Station Road (as resubmission of application 21/03088/FP granted 09/05/2022).	11 Station Road Baldock Hertfordshire SG7 5BU

Submitted Plan Nos

2111 P 007 E 2111 P001 Rev A

1.0 Policies

D1	Sustainable design
D3	Protecting living conditions
SECN12	Achieving well-designed places

2.0 **Site History**

- 2.1 **25/01410/NMA** - Increase window and door sizes, insert pitch to bay window (as non-material amendment to planning permission reference 22/01839/FP granted on 05.09.2022).

Agreed

- 2.2 **24/01671/S73** - Variation of Condition 2 (approved plans and details) of planning permission ref. 22/01839/FP granted 05/09/2022 for the erection of detached 3-bedroom bungalow with associated single garage, car parking and amenity area following demolition of existing garage including creation of vehicular access and driveway to serve no.11 Station Road.

Conditional Permission

- 2.3 **22/01839/FP** - Erection of detached 3-bedroom bungalow with associated single garage, car parking and amenity area following demolition of existing garage including creation of vehicular access and driveway to serve no.11 Station Road (as resubmission of application 21/03088/FP granted 09/05/2022).

Conditional Permission

3.0 **Representations**

- 3.1 **Site Notice and Neighbour Consultation** – None received
- 3.2 **Hertfordshire Highways** – No objections.
- 3.3 **Environmental Health** – No objections.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

- 4.1.1 The site is a parcel of land separated from 11 Station Road, Baldock. The site is currently under construction for a new bungalow.

4.2 **Proposal**

- 4.2.1 The application proposes the variation of Condition 2 (Fenestration positioning) of planning permission 22/01839/FP granted on 05.09.2022 for Erection of detached 3-bedroom bungalow with associated single garage, car parking and amenity area following demolition of existing garage including creation of vehicular access and driveway to serve no.11 Station Road (as resubmission of application 21/03088/FP granted 09/05/2022). The development has already been carried out, insofar as the hole for the rooflight has been cut out of the roof slope.
- 4.2.2 For the avoidance of doubt, the changes proposed with this application are the removal of a first floor window serving the bathroom with a first floor roof light on the west facing roof slope.

4.3 **Key Issues**

- 4.3.1 The principle of these works is already established by application ref: 22/01839/FP. Therefore, the consideration of this application is how acceptable the proposed amendments to the scheme are relative to that which was approved.

Design

- 4.3.2 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.
- 4.3.3 The proposed changes to this scheme are limited to the insertion of an additional single rooflight on the west facing roof slope to serve the first floor bathroom, following the omission of the first floor north facing window. In design terms, this is considered reasonable and acceptable given its modest scale, suitable location and the number of rooflights that already are approved on this roof slope.
- 4.3.4 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 Neighbours

- 4.3.5 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.
- 4.3.6 The proposed change to the scheme, limited to the insertion of an additional rooflight on the roof slope where two other rooflights are already approved, will not result in any materially adverse harm to the reasonable living conditions and well-being of neighbours. This additional rooflight will not give rise to unacceptable levels of

overlooking, especially given that there are two other approved rooflights on this slope which will face the rear gardens of properties only.

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

Biodiversity Net Gain

- 4.3.8 This proposal is exempt from BNG as it is a section 73 application.

4.4 **Conclusion**

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

2. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 as amended no development as set out in Classes A, B, C and E of Part 1 of Schedule 2 to the Order, (or any subsequent Statutory Instrument which revokes, amends and/or replaces those provisions) shall be carried out without first obtaining a specific planning permission from the Local Planning Authority.

Reason: Given the nature of this development, the Local Planning Authority considers that development which would normally be "permitted development" should be retained within planning control in the interests of the character and amenities of the area and to comply with Policy D1 and/or Policy D3 of the North Hertfordshire Local Plan 2011 to 2031.

3. Prior to the first occupation of the dwelling hereby permitted, the new side accessgate for no.11 is to be provided and thereafter permanently retained.

Reason: To prevent bins from being stored in the frontage of no.11.

4. The development hereby approved cannot commence until the land contamination details under planning reference 22/02167/DOC are fully approved.

Reason: To ensure that any contamination affecting the site is dealt with in a manner that safeguards human health, the built and natural environment and controlled waters.

5. Prior to occupation, the proposed new dwelling shall incorporate an Electric Vehicle (EV) ready domestic charging point.

Reason: To contribute to the objective of providing a sustainable transport network and to provide the necessary infrastructure to help off-set the adverse impact of the operational phase of the development on local air quality.

6. The external materials shall be those specified in the application unless otherwise agreed in writing by the Local Planning Authority.

Reason: To protect the appearance of the locality.

7. The development hereby permitted shall not be brought into use until the proposed access has been constructed and the footway has been reinstated to the current specification of Hertfordshire County Council and to the Local Planning Authority's satisfaction.

Reason: To ensure satisfactory access into the site in accordance with Policy 5 of Hertfordshire's Local Transport Plan.

8. The vehicle cross over shall be 4.1 metres wide.

Reason: To ensure satisfactory access into the site in accordance with Policy 5 of Hertfordshire's Local Transport Plan

9. The access shall be constructed in a hard surfacing material for at least the first 4.8 metres from the back edge of the footway.

Reason: To prevent extraneous material from passing onto the public highway which may be detrimental to highway safety and to ensure satisfactory access into the site in accordance with Policy 5 of Hertfordshire's Local Transport Plan

10. All windows and external doors in the dwelling hereby approved must be installed with at least double glazed units and thereafter permanently retained as such.

Reason: To prevent noise disturbance from the trains.

11. The construction phase of the development hereby approved shall be completed in accordance with the Construction Management Plan submitted to the Local Planning Authority on the 26th August 2022, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the construction phase of the development would not cause any harm or conflict with the safe operation of the adjacent highway or cause any other form of disturbance to local residents.

Biodiversity Net Gain

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