

DELEGATED FILE NOTE

CASE OFFICER: ...Melissa Tyler.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
24/02398/FPH	Erection of detached garden studio. (amended plans received 18/06/2025)	1 Norton Road Letchworth Garden City Hertfordshire SG6 1AA

Submitted Plan Nos

192a - 001 192a - 002 192a - 003 192a - 004 192a - 005 192a - 023 192a - 024 192a - 026 Studio
Plans 192a 25

1.0 Policies

2.0 **Site History**

2.1 Extensive site history. None relevant to this application.

3.0 **Representations**

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

3.2 **Letchworth Heritage Foundation** – Objections to original scheme. Agent confirms stage one approval following amendments

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The site is sizable property and associated curtilage currently occupied as two separate dwellings and located on the corner plot with Norton Road and Norton Way North, Letchworth. The property was historically a single dwelling but was recently sub-divided into two dwellings. The site is within the Conservation Area.

4.2 **Proposal**

4.2.1 Planning permission is sought for the erection of detached garden studio. (amended plans received 18/06/2025)

4.2.2 Materials include wood feather edge stained black cladding, PV panels on flat roof and UPVC French door.

4.3 **Key Issues**

4.3.1 The key considerations are design, impact on heritage assets (Conservation area) and the impact on the amenities of neighbouring properties.

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. Policy D2 of the Local Plan states that planning permission for house extensions will be granted if the extension is sympathetic to the existing house in height, form, proportions, roof type, window details, materials; the orientation of the main dwelling and if it does not dominate adjoining properties. These considerations are echoed in Section 12 of the NPPF.

- 4.3.3 The studio building is sited in the southern corner of the plot in the rear garden along the boundary that adjoins Norton Way North set behind a fence boundary with vegetation inbetween. The existing car port is situated to the north of the new studio creating a barrier from the host dwelling. The studio has a floor area of approximately 5 metres by 7 metres and a flat roof design with a height of 2.9 metres. Three solar PV panels are located on the flat roof.
- 4.3.4 Following amendments to the proposed studio which sought to reduce the bulk of the proposed studio within this visible location in the streetscene and changes to the roof design from a pitched roof to a flat roof of the proposed studio is now considered acceptable in design terms.
- 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.

Heritage

- 4.3.6 The site is within the Conservation Area. Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that in the exercise of planning powers, in conservation areas *“special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area”*.
- 4.3.7 Policy SP13 of the Local Plan states that *“When considering the impact of a proposed development on the significance of a designated heritage asset, great weight will be given to the asset’s conservation and the management of its setting”*. This reflects paragraph 205 of the NPPF which stipulates that great weight should be given to the conservation of designated heritage assets, such as conservation areas. Policy HE1 of the Local Plan states that *“Planning permission for development proposals affecting Designated Heritage Assets or their setting will be granted where they: c) Will lead to less than substantial harm to the significance of the designated heritage asset, and this harm is outweighed by the public benefits of the development, including securing the asset’s optimum viable use”*. This is reinforced by paragraph 208 of the NPPF.
- 4.3.8 The proposed development given its amended size and bulk is not considered harmful in heritage terms. The host building will retain its existing traditional character and appearance from Norton Road and Norton Way North, and the studio is now low profile which will not result in any material harm to the special character and appearance of the designated heritage asset.
- 4.3.9 This is in accordance with Policy HE1 of the Local Plan and Section 16 of the NPPF.

Impact on Neighbours

- 4.3.10 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.
- 4.3.11 It is considered that the development will not give rise to any materially adverse impacts upon the reasonable living conditions and well-being of neighbouring properties, with respect to overdominance, loss of daylight/sunlight and loss of privacy.

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

4.4 **Conclusion**

4.4.1 The proposal is considered acceptable in planning terms and in accordance with Policies D1, D2, D3 and HE1 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 Garden Studio hereby permitted shall only be finished in a wood feather edge stained black cladding, and UPVC French door as stated in the Design and Access Statement and thereafter shall be retained as such, unless otherwise agreed in writing by the LPA.

Reason: To ensure that the building is in-keeping with the host property and to protect the visual amenities of the locality and to comply with Policies D1 and D2 of the North Hertfordshire Local Plan 2011 to 2031.

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. 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: 5 August 2025	