

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
24/02793/FPH	Insertion of external wall insulation and replace render to existing solid walls.	53 Station Road Ashwell Baldock Hertfordshire SG7 5LR

Submitted Plan Nos

Location Plan Block Plan Drawing 1 Drawing 2 Drawing 3 Drawing 4 Drawing 5 Drawing 6

1.0 Policies

1.0 **Local and National Policy**

1.1 **National Planning Policy Framework (2024)**

Section 2 – Achieving sustainable development
Section 12 – Achieving well-designed places
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**

Strategic Policies

Policy SP1 – Sustainable Development in North Herts
Policy SP2 – Settlement Hierarchy and Spatial Distribution
Policy SP5 – Countryside and Rural Area Beyond the Green Belt
Policy SP9 - Design and sustainability
Policy SP13 – Historic environment

Development Management Policies

Policy CGB1 – Rural area beyond the Green Belt
Policy CGB4 – Existing buildings in the Rural Area Beyond the Green Belt
Policy D1 – Sustainable Design
Policy D2 – House Extensions and Replacement Dwellings
Policy D3 – Protecting Living Conditions
Policy HE1 – Designated heritage assets

1.3 **Ashwell Neighbourhood Plan 2022**

ASH3 & ASH4 – Design of development
ASH6 – Environmentally sustainable design

1.4 **Supplementary Planning Guidance**

Design Guide 2011
Conservation Area Character Statement for Ashwell 2019

2.0 **Site History**

2.1 08/00744/1HH - Two storey and single storey rear extension. Front porch extension. Conditional Permission.

2.2 Following a site visit it appears that no.49 Station Road has had similar works undertaken in the absence of planning approval.

3.0 **Representations**

3.1 **Press, Site and Neighbour notifications** – None received.

3.2 **Ashwell Parish Council** - The proposed alterations are positive in energy saving and are in-keeping with visual character of the property.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 53 Station Road is a semi-detached residential dwellinghouse which benefits from works undertaken as a result of planning approval 08/00744/1HH.

4.1.2 Located on the west side of Station Road, this group of dwellings would have been built around 1914, all of which benefit from linear plots, gradually increasing south towards the end of the group. No.53 has at some point replaced what would have been a planted frontage with hardstanding providing for off-street parking.

4.1.3 The application site is within the settlement boundary for Ashwell where development is generally acceptable subject to policy requirements.

4.2 **Proposal**

4.2.1 Insertion of external wall insulation and replace render to existing solid walls.

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 Rural Area beyond the Green Belt for the purposes of the National Planning Policy and Local Development Plan.
- The acceptability of the design of the proposed development and its resultant impact on the character and appearance of the area.
- The impact that the proposed development would have on the living conditions of neighbouring properties.
- The impact that the proposed development would have on car parking provision in the area.
- The impact that the proposed development would have on the environment.

Impact on the Rural Area beyond the Green Belt

4.3.2 The objectives of the NPPF also include Section 15 (Conserving and enhancing the natural environment). In this regard, Policies CBG1 and CGB4 of the NHLP are consistent with the NPPF.

Policy SP2 of the Local Plan states that Ashwell is a Category A settlement, where general development will be allowed within the defined settlement boundaries. Sites that are within these settlements are excluded from the Rural Area beyond the Green Belt and are therefore not subject to its restrictive policies.

Design, Appearance and Impact on the Conservation Area:

4.3.3 Within a Conservation Area, the Council has a duty to pay special attention to the desirability of preserving or enhancing the character or appearance of that area, in

accordance with Section 72 of the Listed Building and Conservation Areas Act (1990). Furthermore, Section 16 (Conserving and enhancing the historic environment) of the NPPF sets out guidance relating to sustaining and enhancing heritage assets. In this regard, Policy HE1 of the NHLP is consistent with the NPPF.

- 4.3.4 The objectives of the NPPF also include Section 12 (Achieving well-designed places) and Section 15 (Conserving and enhancing the natural environment). In this regard, Policies D1, D2, CBG1 and CGB4 of the NHLP are consistent with the NPPF.
- 4.3.5 When considering the impact of proposed development on the significance of a designated heritage asset (such as a Conservation Area), the NPPF notes that great weight should be given to the asset's conservation; the more important the asset, the greater the weight should be.
- 4.3.6 The proposal would add external insulation with re-rendering to the front elevation and part side elevation plus a section at first floor to the rear elevation which would cover the remaining walls of the original dwellinghouse. As a result of the proposed works, the arched brickwork and band course detail to the dwellinghouse would be lost and with an increase in depth of approx. 7cm as a result of the external finish this would create a step in the building line.
- 4.3.7 The proposed finish would be a sunflower coloured silicone render, matching as closely as possible the existing finish.
- 4.3.8 It is considered that the group of dwellings make a collective positive contribution to the area and create a strong rhythm in the streetscene however, informal comments from the Council's Conservation Officer suggest there would be insufficient heritage reasons to raise an objection and that the character and appearance of the Ashwell Conservation Area would not be harmed as a result of the proposed development.
- 4.3.9 On the basis of the above, and the increase in the energy efficiency of the dwellinghouse as a result of the proposed works, I find the development acceptable.

Impact on Neighbouring Properties:

- 4.3.10 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 NHLP.
- 4.3.11 I am satisfied that the resulting increase in depth of the proposed works being forward of the front elevation of the original dwellinghouse would not result in harm to existing residential amenity and is acceptable.

Highways and Parking:

- 4.3.12 The proposed development does not include an increase in the number of bedrooms, therefore there would be no car parking issues arising from the proposed development.

Environmental Implications:

- 4.3.13 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.

- 4.3.14 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.

Biodiversity Net Gain (BNG)

- 4.3.15 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 and is compliant with Policies SP1, SP9, SP13, D1, D2, D3 and HE1 of the NHLP 2011-2031 and Sections 2, 12, 14 and 16 of the NPPF 2024.

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. 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: 7 February 2025	