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## **NORTH HERTFORDSHIRE DISTRICT COUNCIL**

Town and Country Planning Act 1990

### **DECISION NOTICE**

**Correspondence Address:**

Mr Andrew Rayner  
93A Ampthill Road  
Shefford  
Bedfordshire  
SG17 5AZ

**Applicant:**

Trustees of Baldock Baptist Church

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### **PARTICULARS OF DEVELOPMENT**

**Application:**

26/01616/FP

**Proposal:**

Installation of external fire escape stair and fire exit to the rear of the building, installation of rear entrance doors, and installation of no.8 rooflights to the existing slate roof. Modifications to hard landscaping including removal of steps and installation of level access and external paved area, refurbish front gates and replace existing rear/side gate, alterations to existing fenestration, installation of an air source heat pump unit and upgrades to existing external lighting. Installation of a church sign board on posts to front elevation following removal of front elevation yew tree.

**Location:**

Methodist Church , Whitehorse Street, Baldock, Hertfordshire, SG7 6QB

**Plan Nos:**

MP-BMC-XX-DR-A-001\_PL1  
MP-BMC-XX-DR-A-002\_PL1  
MP-BMC-XX-DR-A-003\_PL1  
MP-BMC-XX-DR-A-004\_PL1  
MP-BMC-XX-DR-A-005\_PL1  
MP-BMC-00-DR-A-006\_PL1  
MP-BMC-01-DR-A-007\_PL1  
MP-BMC-ZZ-DR-A-008\_PL1  
MP-BMC-ZZ-DR-A-009\_PL1  
MP-BMC-ZZ-DR-A-010\_PL1  
MP-BMC-XX-DR-A-021\_PL1  
MP-BMC-XX-DR-A-022\_PL1

MP-BMC-00-DR-A-023\_PL1  
MP-BMC-00-DR-A-024\_PL1  
MP-BMC-01-DR-A-025\_PL1  
MP-BMC-01-DR-A-026\_PL1  
MP-BMC-ZZ-DR-A-027\_PL1  
MP-BMC-ZZ-DR-A-028\_PL1  
MP-BMC-RP-DR-A-035\_PL1  
MP-BMC-XX-DR-A-011\_PL1  
MP-BMC-XX-DR-A-019\_PL1  
MP-BMC-ZZ-DR-A-029\_PL1  
MP-BMC-ZZ-DR-A-030\_PL1

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### **PARTICULARS OF DECISION**

In pursuance of its powers under the above Act and the associated Orders and Regulations, the Council hereby **GRANT PERMISSION** for the development proposed by you in your application received with sufficient particulars on 16 July 2026, subject to the following condition(s):

#### **Biodiversity Net Gain**

1. 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.

#### **Planning 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. Prior to the commencement of the development hereby permitted, an Arboricultural Method Statement (AMS) and Tree Protection Plan (TPP) shall be submitted to and approved in writing by the Local Planning Authority. The method

statement must detail safe construction methods for development within the identified root protection zone of the Robinia tree, which is sited forward of the Yew tree (to be removed), as shown on plan no. MP-BMC-XX-DR-A-019. The Arboricultural Method Statement (AMS) and Tree Protection Plan (TPP) should align to BS5837:2012 'Trees in relation to design, demolition and construction Recommendations and BS3998:2010 'Recommendations for tree work' as applicable. The works shall thereafter be carried out in complete accordance with the details approved pursuant to this condition.

Reason: To prevent damage to or destruction of the Robinia tree to be retained on the site in the interests of the appearance of the completed development and the visual amenity of the locality, and to comply with Policy NE2 of the North Hertfordshire Local Plan 2011 to 2031.

4. Prior to the commencement of the development hereby permitted, details of the new church sign board at 1:10 scale shall be submitted to the Local Planning Authority for approval. If acceptable, the Local Planning Authority shall confirm in writing, thereafter, the sign board shall be installed in accordance with the approved details.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the grade II listed building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Policy HE1 of the Local Plan.

5. The Air Source Heat Pump and enclosure hereby permitted shall accord with the regulatory noise standards relevant at the time of installation.

Reason: To protect the amenity of neighbouring residents in accordance with Policy D3 of the North Hertfordshire Local Plan 2011-2031.

6. Prior to the commencement of the development hereby permitted, details of any external lighting to be installed on the site, including the design of the lighting unit, any supporting structure and the extent of the area to be illuminated, shall be submitted to and approved in writing by the Local Planning Authority. Only the details thereby approved shall be implemented.

Reason: To protect the amenity of neighbouring residents in accordance with Policy D3 of the North Hertfordshire Local Plan 2011-2031.

7. (A) No development shall commence until an Archaeological Written Scheme of Investigation has been submitted to and approved by the local planning authority in writing. The scheme shall include an assessment of archaeological significance and research questions; and:
  1. The programme and methodology of site investigation and recording
  2. The programme for post investigation assessment
  3. Provision to be made for analysis of the site investigation and recording
  4. Provision to be made for publication and dissemination of the analysis and records of the site investigation
  5. Provision to be made for archive deposition of the analysis and records of the site investigation
  6. Provision to be made for public outreach and interpretation

7. Nomination of a competent person or persons/organisation to undertake the works set out within the Archaeological Written Scheme of Investigation.

(B) The development will be completed in accordance with the programme of archaeological works set out in the Written Scheme of Investigation approved under condition (A).

(C) The development shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under condition (A) and the provision made for analysis and publication where appropriate.

Reason: The site lies within an area where there is significant potential for archaeological remains and any finds should be retrieved and/or recorded before they are damaged or destroyed as a result of the development hereby permitted in accordance with Policy HE4 of the North Hertfordshire Local Plan 2011-2031.

8. The external fire escape staircase hereby permitted shall only be used as an emergency means of escape, with the door to the staircase being closed at all times except when being used in the case of an emergency; and shall not be used at any other time as a general means of access, balcony, sitting out area, or for any other amenity purpose.

Reason: To protect the amenity of neighbouring residents in accordance with Policy D3 of the North Hertfordshire Local Plan 2011-2031.

**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:



Shaun Greaves  
Development and Conservation Manager

North Hertfordshire District Council  
Council Offices  
Gernon Road  
Letchworth  
Herts  
SG6 3JF

**Date:** 13 October 2026

The Council's Privacy Notice is available on our website: <https://www.north-herts.gov.uk/home/council-data-and-performance/data-protection/information-management-gdpr>

### **NOTES**

- 1 **Failure to satisfy conditions may invalidate this permission and/or result in enforcement action. Particular attention should be paid to the requirements of any condition in bold.**
- 2 Applicants will need to pay a compliance fee where they request confirmation in writing of any planning consent, agreement or approval (commonly known as discharge of conditions) required by one or more conditions or limitations attached to a grant of planning permission.
- 3 The fee is £309 per request or £89 where the permission relates to an extension or alteration to a dwellinghouse or other development in the curtilage of the dwellinghouse.  
  
The request can be informal through the submission of a letter or plans, or formal through the completion of an application form and the submission of plans. Any number of conditions may be included on a single request. The form is available via the Council's website:  
[www.north-herts.gov.uk/home/planning/planning-applications/submit-planning-application](http://www.north-herts.gov.uk/home/planning/planning-applications/submit-planning-application)
- 4 If the development hereby permitted is one that will require a new postal address/es then please contact the Council's **street naming and numbering service** on 01462 474431 or email [SNN@north-herts.gov.uk](mailto:SNN@north-herts.gov.uk) who will advise you on how to apply for the new address/es.  
  
Any proposed sales and/or marketing name to be adopted by the developer should be forwarded to the **street naming and numbering service**, prior to any publication of the site details and sales information.
- 5 If you are aggrieved by the decision of your local planning authority (LPA) to refuse permission for the proposed development or to grant it subject to conditions, then

you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

If you want to appeal against your local planning authority's decision then you must do so within 6 months of the date of this notice.

However, if an enforcement notice has been served for the same or very similar development the time limit is 28 days from the date of the LPA decision or 28 days from the date the enforcement notice was served.

Appeals can be made online at: <https://www.gov.uk/appeal-planning-decision>

If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.

## **6 Purchase Notices**

If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council (District Council, London Borough Council or Common Council of the City of London) in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

- 7 The District Council and County Highway Authority wish to ensure that, in the implementation of the development, hereby approved, the highway verge adjacent to the property is not damaged or does not become unsightly due to the stationing of skips, parking of vehicles, storing of building materials etc thereon. Your attention is, therefore, drawn to the provisions of Section 131 of the Highways Act 1980 and to

the Hertfordshire County Council Bylaws 1955 (specifically relating to grass margins and verges in Letchworth Garden City) by virtue of which such actions, unless authorised by the prior grant of a licence, constitute a prosecutable offence. Persons responsible for undertaking the development and any associated works are, therefore, strongly encouraged to take appropriate steps to ensure that no breach of the said legislation occurs during the course of such activities. In the event of any damage being caused it will be expected that suitable reinstatement is undertaken upon completion of the development. Failure to do so could also result in legal action being pursued. To obtain information regarding the issue of licences, contact Hertfordshire Highways, Hertfordshire County Council, County Hall, Pegs Lane, Hertford, SG138DQ or telephone 0300 1234 047.

## 8 **Cadent Gas Informative:**

Cadent Gas own and operate the gas infrastructure within the area of your development. Contact our Plant Protection Team for approval before carrying out any works on site and ensuring requirements are adhered to. Email [plantprotection@cadentgas.com](mailto:plantprotection@cadentgas.com) Alternatively you can register on [www.beforeyoudig.cadentgas.com](http://www.beforeyoudig.cadentgas.com) This service is free of charge.

**THIS PLANNING PERMISSION DOES NOT CONSTITUTE APPROVAL UNDER BUILDING REGULATIONS AND IS NOT A LISTED BUILDING CONSENT OR CONSERVATION AREA CONSENT. IT DOES NOT CONVEY ANY APPROVAL OR CONSENT WHICH MAY BE REQUIRED UNDER ANY ENACTMENT, BYELAW, ORDER OR REGULATION OTHER THAN SECTION 57 OF THE TOWN AND COUNTRY PLANNING ACT 1990.**