

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/02121/FPH	Hip to gable roof extension and insertion of rear dormer window; second floor side window and two front rooflights to facilitate loft conversion into habitable accommodation (as amended by plans received on 02/10/2025).	4 Dragon Mews London Road St Ippolyts Hitchin Hertfordshire SG4 7NL

Submitted Plan Nos

PL-006 PL.001 PL.002 PL.003 PL.004-A PL.005-A

1.0 Policies

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

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

Strategic Policies

Policy SP1 – Sustainable Development in North Herts

Policy SP5 – Countryside and Green Belt

Policy SP9 – Design and Sustainability

Development Management Policies

Policy D1 – Sustainable Design

Policy D2 – House extensions, replacement dwellings and outbuildings

Policy D3 – Protecting living conditions

2.0 **Relevant Site History**

- 2.1 19/01461/FP - Erection of four semi-detached 3-bed dwellings following demolition of existing building. Conditional Permission.

Various DOC's submitted in respect of 19/01461/FP – Full details on case file.

3.0 **Representations**

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

St Ippolyts Parish Council – Object on the following grounds:

- ❑ Inappropriate and out of keeping/too large/disproportionately overbearing in this location and would adversely affect the openness of the Green Belt.

Ward Councillors were given the opportunity to call-in the application should a recommendation be contrary to the view of the parish council. No call-in has been received.

Following receipt of amended plans, the parish council maintain their objection.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

- 4.1.1 The site lies on the west side of London Road and comprises of a relatively new small-scale residential development of four terraced two-storey dwellings within the Green Belt. The site was formerly known as The Dragon Inn and prior to that The Greyhound PH. No.4 Dragon Mews is a north end of terrace dwelling with a communal vehicle parking space to the north which also provides for vehicle parking for the development. The property benefits from a small front outdoor space beyond the dwelling and rear garden.

4.2 **Proposal**

- 4.2.1 Hip to gable roof extension and insertion of rear dormer window; second floor side window and two front rooflights to facilitate loft conversion into habitable accommodation (as amended by plans received on 02/10/2025).
- 4.2.2 The amended plans remove the solar units to the flat roof of the proposed dormer roof extension, and the description of development has been amended to remove reference to this, as per the email from the agent received on 02.10/2025. It is noted that the GPDO 2015 (as amended) Schedule 2, Part 14, Class A allows for solar units on a flat roof, subject to various conditions and Condition A.2 (b) states '*solar PV or solar thermal equipment is, so far as practicable, sited so as to minimise its effect on the amenity of the area*'. In the circumstances, I do not consider the original plans to comply with this requirement hence their removal from the proposed scheme.

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 the proposed development would have on the character and appearance of the property and the surrounding area.
 - The impact that the proposed development would have on the living conditions of nearby neighbouring properties.
 - The impact that the proposed development would have on car parking provision in the area and on public highways.

Principle of Development

- 4.3.2 The site lies within the Green Belt in the adopted Local Plan. Whether developments in the Green Belt are acceptable in principle will depend on whether they comply with the NPPF and Policy SP5 of the Local Plan, and if there are any other material considerations relevant.
- 4.3.3 The NPPF in paragraph 154 sets out what development is not inappropriate in the Green Belt, with the relevant parts of that paragraph stating:

154. Development in the Green Belt is inappropriate unless on the following exemptions applies:

c) the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building

- 4.3.4 In assessing the proposal against the above criteria, the proposed development is considered to be an extension to the dwelling. The existing dwelling is original in terms of its construction.
- 4.3.5 The proposed hip to gable roof extension would not increase the ridge height of the existing dwelling but would increase the overall volume.
- 4.3.6 The proposed enlargement is not considered to be a disproportionate addition to the original building on its own and cumulatively. The proposal is considered acceptable in principle and therefore complies with Policy SP5 of the Local Plan, and Section 13 of the NPPF.

Design

- 4.3.7 The proposed development would add a degree of bulk to the dwelling, however, an extension of this scale to a relatively modern and medium sized dwelling in this location is considered to be acceptable in that the amount of bulk generated by the works would not be excessive. Whilst it is accepted that the extension would create an unbalanced view of the terrace in terms of symmetry and uniformity, a large percentage of the works, albeit a reduction in volume could be undertaken as permitted development. Views of the terrace in its entirety are only visible when approaching from a westerly direction from Sperberry Hill and even this view is somewhat limited with restricted views of no.1 Dragon Mews which lies at the southern end of the terrace. Longer views when approaching the property from a southerly direction are also limited and therefore the impact to the streetscene would be limited. As a result, I do not consider there would be an obvious visual imbalance to the terrace as a whole. As part of the proposed works, a second-floor window opening would be formed to the north side flank elevation, this would be obscure glazed and be to a WC. Materials would match the existing dwelling.
- 4.3.8 I am therefore of the view that the proposed development is in accordance with Policy D1 and D2 of the Local Plan and Section 12 of the NPPF.

Impact on Neighbouring Properties:

- 4.3.9 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.
- 4.3.10 I am satisfied that due to the orientation of the dwelling, the presence of existing first floor rear windows and the distance to the neighbouring property to the north together with existing landscaping, the proposed development would not significantly impact existing residential amenity and would be in accordance with Policy D3 of the Local Plan.

Highways and Parking:

- 4.3.11 The proposed development would result in the addition of one bedroom to the property, increasing the total number to four. The site benefits from sufficient off-street parking to accommodate at least two cars and would be in accordance with Policy T3 of the Local Plan.

Environmental Implications:

- 4.3.12 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.
- 4.3.13 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)

- 4.3.14 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 in accordance Policies SP1, SP2, SP5, SP9, D1, D2 and D3 of the North Hertfordshire Local Plan 2011-2031 and Sections 12, 13 and 14 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 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 extension hereby permitted shall be built in external materials to match the existing dwellinghouse unless otherwise agreed in writing by the Local Planning Authority.

Reason: To protect the visual amenities of the locality and to comply with Policies D1 and D2 of the North Hertfordshire Local Plan 2011-2031.

4. The window at second floor level on the north side flank elevation of the development hereby permitted shall be permanently glazed with obscure glass.

Reason: To safeguard the privacy of the occupiers of the adjacent dwelling and to comply with Policy D3 of the North Hertfordshire Local Plan 2011-2031.

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: 14 November 2025	

