

DELEGATED FILE NOTE

CASE OFFICER: ...William Thompson.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
26/01541/FPH	Single storey front porch extension. Alterations to fenestration.	25 West Lane Pirton Hitchin Hertfordshire SG5 3RA

Submitted Plan Nos

WEST-10-001 WEST-10-002 WEST-10-010 WEST-10-011 WEST-10-012 WEST-10-013 WEST-10-020 -
WEST-10-021 WEST-10-022 WEST-10-023

1.0 Policies

D1 Sustainable design

D2	House exts, replcmnt dwellings outbuild
D3	Protecting living conditions
T2	Parking
HE1	Designated heritage assets
SP13	Historic environment
SECN12	Achieving well-designed places
SECN14	Meeting climate change,coastal,flooding
SECN16	Conserve + enhance historic environment

2.0 **Relevant Site History**

2.1 None relevant

3.0 **Representations**

3.1 **Neighbour Consultation** – None received

3.2 **Pirton Parish Council** – Objection:
 - No objection to proposed porch.
 - objection to grey windows.
 - Would not object to replacement white uPVC windows

3.3 **Pirton NP Steering Group** – None received

4.0 **Planning Considerations**

4.1 Site and Surroundings

- 4.1.1 The application site accommodates a two-storey end-terraced dwelling situated on West Lane, Pirton. The site is a corner plot and benefits from a driveway and side garden. The application site resides within the Pirton Conservation Area. The application dwelling is part of the two terraces of four that flank the entrance to Davis Crescent and were built to the same design mark as the post war 'Homes for Heroes' on Davis Crescent.

4.2 Proposal

- 4.2.1 Single storey front porch extension. Alterations to fenestration.

4.3 Key Issues

- 4.3.1 The key issues for consideration are as follows:
- The acceptability of the design of the proposed development and its impact on the character and appearance of the area.
 - The impact of the proposed development on the living conditions of neighbouring properties.
 - Access and parking matters.
 - The impact of the proposed development on the environment.

Design, Appearance and Heritage Impact:

- 4.3.2 Policy D1 of the Local Plan requires that development proposals respond positively to the site's local context. Policy D2 of the Local Plan requires extensions to houses and outbuildings to incorporate a design that is sympathetic to the main dwelling in terms of its scale, form and orientation and does not harm the character and appearance of the locality around the site. These policies are broadly consistent with Section 12 of the National Planning Policy Framework. Policy HE1 emphasises how permission will be refused where proposals would cause substantial harm or a loss of significance to a Heritage Asset, while Policy SP13 emphasises how great weight will be given to the potential harms to the significance of heritage assets, including management of their setting. Section 72 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that, in 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".
- 4.3.3 The applicant has not provided a Heritage Impact Assessment.
- 4.3.4 The proposed porch would have a width of 2.65m, a depth of 1.75m and would have a dual-pitched roof with an eaves height of 2.65m and a peak height of 3.6m. The proposed external materials are set to match existing bar the new anthracite grey front door and anthracite grey uPVC fenestration. Given the limited scale, sympathetic design and matching materials of the porch, this element is not considered to be harmful, bar the anthracite grey windows. Given the existing external doors on the terrace in darker colours, the new external door would not appear incongruous. The proposal includes the replacement of the existing white uPVC with anthracite grey

uPVC. Per the objection from Pirton Parish Council, the grey fenestration would not respond positively to the currently uniform colour of the fenestration of the 2no. terraces flanking the entrance to Davis Crescent or the dwellings on Davis Crescent. Per informal comments from the Conservation Officer and given precedent on the neighbouring terrace, the removal of horizontal bars in favour of full height panels is not considered to be harmful. Under the 'Neutral Elements' section of the *Pirton Conservation Area Character Appraisal and Management Plan* dated March 2023, it is stated that "Care should be taken to ensure that unsympathetic additions do not have an impact on views along historic streets and the character of groups of historic buildings is preserved. For example, where buildings form a distinct terrace or pair, consideration should be given to all replacement windows, doors or paintwork, to ensure the homogeneity and design of the group is not undermined by one particular stand-out, incongruous property". Given that the application dwelling is part of the two terraces of four that flank the entrance to Davis Crescent that were intentionally built to the same design mark as the post war 'Homes for Heroes' on Davis Crescent, it is considered that the introduction of anthracite grey windows would appear incongruous and unsympathetic to this group of dwellings.

- 4.3.5 In my view, the proposal is unacceptable in design terms and would, therefore, cause harm to the character and appearance of the dwelling, streetscene and Conservation Area. In terms of the statutory test, the proposal would fail to preserve or enhance the character of appearance of the Conservation Area. The harm to the heritage significance of the Conservation Area, which is a designated heritage asset, would be less than substantial. There are no identified public benefits that would outweigh the harm. Special regard and great weight should be given to protecting the heritage significance of the conservation area. The proposal does not comply with Policies D1, D2, SP13 and HE1 of the NHLP or Sections 12 and 16 of the NPPF.

Impact on Neighbouring Properties:

- 4.3.6 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.
- 4.3.7 Regarding neighbour amenity, the proposed increase in built form is modest and to the front. Therefore, it is considered that the proposed development would not result in an unacceptable level of harm to amenity, as to be objectionable, in terms of overdominance, shading or loss of privacy.
- 4.3.8 This development is therefore considered to be in accordance with Policy D3 of the NHLP and Section 12 of the NPPF.

Highways and Parking:

- 4.3.9 The development does not include an increase in the number of bedrooms. So, regarding Policy T2 of the NHLP, no parking issues would arise from the proposed development.

Environmental Implications

- 4.3.10 The proposed development is not large enough in scale to cause significant implications for the local environment in terms of carbon emissions and therefore would be generally in compliance with Section 14 of the NPPF.

Biodiversity Net Gain:

- 4.3.11 This is a form of development which is exempt from BNG Legislation, defined under article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015 due it falling under the scope of the 'de minimis' exemption.

4.4 **Conclusion**

- 4.4.1 In the absence of material planning reasons to the contrary it is my view that planning permission is **REFUSED**.

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 **REFUSED** for the following reasons:

1. Through the use of unsympathetic fenestration materials along an otherwise uniform set of dwellings within the Pirton Conservation Area, the proposal is considered to be unacceptable in design terms and would, therefore, cause harm to the character and appearance of the dwelling, streetscene and Conservation Area. No public benefits have been identified that would outweigh the less than substantial harm to the heritage significance of the conservation area.

Therefore, the proposal is not considered to comply with Policies D1, D2, SP13 and HE1 of the North Hertfordshire Local Plan 2011-2031 or Sections 12 and 16 of the National Planning Policy Framework.

Proactive Statement:

Planning permission has been refused for this proposal for the clear reasons set out in this decision notice. The Council acted proactively through positive engagement with the applicant in an attempt to narrow down the reasons for refusal but fundamental objections could not be overcome. 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 Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 12 August 2026	