

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/02486/FPH	Erection of detached oak framed double garage and garden store with storage over to include solar panels and dormer window (as amended by plans received on 11th November 2025).	Bury End Ashwell Road Hinxworth Baldock Hertfordshire SG7 5HT

Submitted Plan Nos

GB 04 Rev A GB 05 GB 01 GB 02 GB 03

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

Section 2 Achieving sustainable development

Section 12 Achieving well-designed and beautiful places

Section 14 Meeting the challenge of climate change, flooding and coastal change

Section 16 Conserving and enhancing the historic environment

1.1 **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 Green Belt

Policy SP9 Design and sustainability

Policy SP13 Historic environment

Development Management Policies

Policy CGB1 – Rural Areas 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

Policy HE4 Archaeology

2.0 **Relevant Site History**

2.1 None.

3.0 **Representations**

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

3.2 **Hinxworth Parish Council** – None received.

3.3 **NHC Conservation Officer** – No objection subject to conditions regarding details of external finish to the building and sample roof tile.

4.0 **Planning Considerations**

4.1 Site and Surroundings

- 4.1.1 The site lies on the northeast side of Ashwell Road and comprises of a detached two-storey thatched grade II listed building which benefits from several detached outbuildings one being an existing workshop sited to the southeast of the dwelling where vehicular access exists.
- 4.1.2 For planning policy purposes, the site lies outside of any defined settlement boundary and is within the Rural Area beyond the Green Belt.

4.2 Proposal

- 4.2.1 Erection of detached oak framed double garage and garden store with storage over to include solar panels and dormer window (as amended by plans received on 11th November 2025).
- 4.2.2 The amended plans provide a first floor plan and show the window to the southeast elevation of the building obscure glazed.
- 4.2.3 A Planning Design and Access Statement with brief Heritage Statement is submitted in support of the application.

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 listed building.
 - 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 car parking provision in the area.
 - The impact that the proposed development would have on the living conditions of nearby neighbouring properties.

Principle of Development in the Rural Area beyond the Green Belt

- 4.3.2 The site lies outside of any defined settlement boundary and is designated as Rural Area beyond the Green Belt within the Local Plan, where there is a general presumption against development. Policy CGB1 sets out broad typologies of development considered acceptable, one of which is d) Relates to an existing rural building. Policy CGB4 sets out similar typologies of development considered acceptable, two of which are c) The resultant buildings(s) do not have a materially greater impact on the openness, purposes or general policy aims of the Rural Area beyond the Green Belt than the original building(s); and d) Any outbuilding(s) are sited as close as possible to the main building(s) and visually subordinate to them. Both Policies CGB1 and CGB4 are subject to meeting the requirements of other relevant planning policies.

- 4.3.3 I consider the proposed development to be minor and would not be contrary to the aims of acceptable development in the Rural Area beyond the Green Belt for reasons of being related to existing buildings, scale and being subordinate to the main building. I therefore consider the proposal acceptable in principle.

Design

- 4.3.4 The objectives of the National Planning Policy Framework (NPPF) include those seeking to secure the creation of high quality, beautiful and sustainable buildings and places (Section 12 – Achieving well-designed places). Paragraph 131 of the NPPF states that *“Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities”*. In this regard, Policy D1 and D2 of the Local Plan are consistent with the objectives set out within the NPPF.
- 4.3.5 The proposed building would be sited to the southeast and forward of an existing two-storey timber workshop building, and existing outdoor swimming pool. The building would be two-storey and comprise of a garage, car port with storage above and a single storey garden store at ground floor level. The eaves height would be 2.9 metres with a total ridge height of 6.2 metres, and the design would be reflective of the existing workshop albeit minus the thatched roof. The external finish would be a brick plinth with stained feather edge boarding to the walls and plain clay tiles to the roof. Two window openings are proposed at first floor level, one to the northwest (front) elevation facing into the site, and one to the southeast (rear) elevation facing the neighbouring property known as Red Berry Holding, this window would be obscure glazed and non-opening. One velux window is proposed to the northeast roof slope which faces the rear boundary and outdoor swimming pool. To the southwest facing roof slope, the development would see a number of PV panels installed, this elevation faces Ashwell Road and in design terms, I consider them to be well positioned on the building for their intended purpose. An established hedgerow exists to the southern boundary of the site where this meets with Ashwell Road and there is mature vegetation to the eastern side boundary with the neighbouring property that would largely screen the proposed building from public view, thereby resulting in negligible harm to the street scene.
- 4.3.6 Overall, I am satisfied that the erection of a building on an existing area of permeable hardstanding in this location would be acceptable, and I am satisfied that the development would be in accordance with Policies D1 and D2 of the Local Plan and Section 12 of the NPPF.

Impact on Heritage Assets

- 4.3.7 Section 16 of the NPPF sets out guidance relating to sustaining and enhancing heritage assets. In this regard, Policy HE1 of the Local Plan is consistent with the NPPF.
- 4.3.8 When considering the impact of proposed development on the significance of a designated heritage asset (in this case the Listed Building(s)), 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.

- 4.3.9 I support the view expressed by the Conservation Officer, in that the proposed development, set an acceptable distance from the main dwelling would not have a detrimental impact of the setting of Bury End.
- 4.3.10 I am satisfied that the development would be in accordance with Policy HE1 of the Local Plan and Section 16 of the NPPF.

Archaeology

- 4.3.11 When considering the impact of proposed development on the significance of a designated heritage asset (such as archaeology), the NPPF (Section 16 – Conserving and enhancing the historic environment) notes that great weight should be given to the asset's conservation; the more important the asset, the greater the weight should be. In this regard, Policy HE4 of the Local Plan is consistent with the NPPF.
- 4.3.12 The proposed development is of a minor scale within an already built-up area and is unlikely to disrupt subterranean heritage.
- 4.3.13 I am satisfied that the development is in accordance with Section 16 of the NPPF and Policy HE4 of the Local Plan.

Impact on Neighbouring Properties:

- 4.3.14 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.
- 4.3.15 No objections have been received and given the position of the development and extent of established vegetation to the party boundaries, I am satisfied that there would be no impact on existing residential amenity.
- 4.3.16 I am satisfied that the proposal is in accordance with Policy D3 of the Local Plan and Section 12 of the NPPF.

Biodiversity Net Gain (BNG)

- 4.3.17 This development is not subject to the statutory Biodiversity Gain Plan condition because it is exempt under the statutory exemptions as set out in paragraph 17 of Schedule 7A of the Town and Country Planning Act 1990 and the Biodiversity Gain Requirements (Exemptions) Regulations 2024.

Environmental Implications

- 4.3.18 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 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.

- 4.3.19 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 of the North Hertfordshire Local Plan.

4.4 **Conclusion**

- 4.4.1 The proposed development is considered acceptable and complies with both local and national planning policies.

4.5 **Alternative Options**

- 4.5.1 N/A

4.6 **Pre-Commencement Conditions**

- 4.6.1 The agent has agreed the pre-commencement condition re: weatherboard details and sample roof tile.

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. Prior to the commencement of the development hereby approved, details of the following shall be submitted to and agreed in writing by the Local Planning Authority. The said details are:

1. Thickness and depth of weatherboard and finish
2. Sample of roof tile

and the agreed materials are to be used on site.

Reason: To safeguard the character and appearance of the listed building known as Bury End and to comply with Policies SP13 and HE1 of the North Hertfordshire Local Plan 2011 to 2031 and Section 16 of the NPPF (2024).

4. The building hereby permitted shall not be used at any time other than for purposes incidental to the enjoyment of the residential use of the dwellinghouse known as Bury End, Ashwell Road, Hinxworth, Baldock SG7 5HT.

Reason: To ensure that the use of the building remains appropriate to the location of the site within the Rural Area beyond the Green Belt and to safeguard the character and amenity of the area in accordance with Policy CGB1 of the North Hertfordshire Local Plan 2011-2031.

5. The rooflight proposed to the northeast elevation of the building shall be of a conservation style to ensure it is in keeping with the overall design of the building.

Reason: To ensure a good standard of design is achieved and to comply with Policy D1 of the North Hertfordshire Local Plan 2011-2031.

6. The window at first floor level on the southeast elevation of the development hereby permitted shall be permanently glazed with obscure glass and non-opening below a finished floor level of 1.7 metres.

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 to 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  Anne McDonald	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 18 December 2025	