



PETER GEORGE TOWN PLANNING

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Development Control
North Hertfordshire District Council
Council Offices
Gernon Road
Letchworth Garden City
SG6 3JF

Dear Sir/Madam,

Householder Planning Application: Hinxworth House, New Inn Farm, Hinxworth

Demolition of existing garage and replacement with a detached triple garage and store

Introduction

Peter George Town Planning has been instructed by Mr and Mrs Grimmer to submit a planning application to North Hertfordshire District Council for the erection of a detached garage and store following the demolition of the existing detached garage.

The purpose of this statement is to summarise the proposals and make a case in favour of granting planning permission. For the purposes of the determination of this application, this statement is to be regarded as a combined Planning, Design, Access & Heritage Statement.

The application is supported by:

- Drawings PL12, PL33, PL35, PL36 and PL37
- Duly signed and completed application form, ownership certificate & fee
- Supporting statement and covering letter (incorporating Heritage Statement)



The Application Site

Hinxworth House is a grade II listed building set within generous grounds to the north-west of the Church of St Nicholas (which is itself grade II* listed). The site is located at the south-eastern end of the village and is located wholly within the Hinxworth Conservation Area. Hinxworth does not have a defined settlement boundary lying wholly within the rural area beyond the green belt, although the site can be said to be to the edge of but within the main core of the settlement.



Figure 1 - The Application Site in Context

The listing description reads as follows:

“House, formerly the rectory. Mid C18 (dated rainwater head at back: 1746), altered early C19. Roughcast brick walls. Plain tile roof. 2 storeys over cellar. 3-window front has central C18 half-glazed door. Moulded architrave, panels and scrolls to sides; moulded cornice. 5 stone steps. Above door is single sash with moulded architrave. Each side are C18 triple-hung sashes. C19 canted bay at front right. White brick gable end stacks. To rear left is a 2-storey canted sash bay with dentilled cornice. Large C18 chequered brick stack to flanking wall. The right return elevation shows 2 bays with hipped roofs.”



The garden wall that is adjacent to New Inn Road to the north-west and Ashwell Road to the north-east is grade II listed. The listing description reads as follows:

“Garden wall bounding two sides of garden to Hinxworth House (q.v.). Early C19. White stock brick; some red brick. L plan. About 2 metres high. Continuous plinth. Regularly spaced flat buttresses. Rounded N corner. 2 banded brick gate piers at S end. Included for group value.”



Figure 2 - The Application Site Close-Up

Surroundings

Two detached bungalows are located immediately to the south of the application site, these are 'The Orchard' and 'The Old Cottage'. These are relatively modern un-listed buildings. A small number of modern (likely 1980's) detached dwellings are located on the north-western side of New Inn Road. These properties have limited effect on the application site.

The grade II* listed St Nicholas Church is located to the south-east of the application site, indeed Hinxworth House is the former rectory and thus, historically, there has been a functional relationship between the two sites. There is a dense tree screen/shrubbery on



the eastern boundary between the rear boundary of the application site and the flank/western boundary of the site of the church. This significantly limits intervisibility between the two sites.



Figure 3 - Existing Garage

The Proposals

The proposal can be described as follows:

“Demolition of existing garage and replacement with a detached triple garage and store.”

The existing garage that is proposed to be demolished is situated immediately to the south-west of the main house. It has a masonry construction with painted render to the sides and rear walls.

The proposed replacement garage would be positioned slightly to the south of the existing. It would comprise a triple garage with parking for three cars and storage at ground floor level with additional storage to be accommodated within the roof space. To maximise the internal floor area, an external staircase is proposed for the rear of the proposed garage.

The proposed garage would measure approximately 12m in width, 7m in depth, 2.55m to eaves height and 5.9m to ridge height. The proposed garage would have an Oak frame with stained hardwood featheredge boarding for the external walls and would have a slate tiled roof. Windows and doors would be aluminium.



Policy Background

Applications for planning permission should be determined in accordance with the development plan unless material considerations indicate otherwise. The development plan for the area comprises the **North Herts District Local Plan 2011-2031** (adopted November 2022).

Policies relevant in this case are:

- Policy SP2: Settlement Hierarchy and Spatial Distribution
- Policy SP5: Countryside & Green Belt
- Policy SP9: Design and Sustainability
- Policy SP13: Historic Environment
- Policy CGB1: Rural Areas beyond the Green Belt
- Policy T2: Parking
- Policy D1: Sustainable Design
- Policy D2: House Extensions, Replacement Dwellings and Outbuildings
- Policy D3: Protecting Living Conditions
- Policy HE1: Designated Heritage Assets
- Policy HE4: Archaeology

The following additional documents are also relevant:

- Vehicle Parking at New Development SPD September 2011

The **National Planning Policy Framework** (2024) sets out planning policies for England and how these are expected to be applied. The Framework places at its heart an emphasis on granting planning permission for sustainable development; sustainable development being that which contributes to economic, environmental and social ambitions. The online **Planning Practice Guidance** is also a material planning consideration where relevant.

Planning Discussion

Principle of Development

Hinxworth is a small settlement located approximately 6-8km north of Baldock. Hinxworth does not have a defined settlement boundary as per the adopted North Herts Local Plan (NHLP) and thus lies in the Rural Area beyond the Green Belt. However, it is an established



settlement and is regarded by the Council as a Category B village. NHLP Policies SP2 and CGB1 set out support for development within Category B villages which comprise infill development and which does not extend the built core of the village.

Given that the proposed replacement garage would be located within the grounds of an existing dwelling located within the heart of the village, it is considered that the proposed development would comprise infill development that would not extend the built core of the village. Accordingly, it would be acceptable in principle.

Effect on Designated Heritage Assets and Visual Impact

Legislative & Policy Background

Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (the Act) require that special regard is given to the desirability of preserving listed buildings and their setting or any features of special architectural or historic interest which they possess.

Section 72 of the Act requires that, with respect to any buildings or other land in a conservation area, special attention should be paid to the desirability of preserving or enhancing the character and appearance of the area.

Section 16 of the National Planning Policy Framework (the Framework) is in broad alignment with this legislative requirement seeking to ensure that new development would not cause harm to designated heritage assets or that any harm identified is justified. NHLP Policy HE1 deals with the impact of new development in the context of Designated Heritage Assets and is largely consistent with legislative and national policy requirements.

Significance

Hinxworth House was added to the list on 19 November 1984 and is listed at Grade II. Its construction likely dates from the mid-18th century (a rainwater head is dated 1746) and was originally a rectory associated with the adjacent church before reverting to a private residence. As set out in the listing description, the property has roughcast brick walls and a plain tiled roof.

The listed building's significance can be derived primarily from its historic, architectural and aesthetic value, whilst it has a moderate degree of social/communal value due to its former use. In terms of its setting, the house is located roughly centrally on the plot with



much of the setting comprised of the property's residential garden which surrounds much of the property. The immediate area around the property contains a small number of domestic outbuildings none of which have any historic significance.

Impact

The existing garage is located approximately 10.5m to the south-west of the existing house. It is one of a number of detached residential outbuildings located with the grounds of Hinxworth House, all of which are modest and which have little meaningful impact on the wider setting of the listed building. Firstly, in terms of its demolition, the existing garage is not of any historic or architectural value, and its removal should not be objectionable.

Regarding the proposed replacement garage, it is acknowledged that this would be larger than the existing in terms of both its footprint and height. However, it would be modest in the context of the substantial listed building and its grounds. Moreover, it is proposed to be positioned nearer to the southern boundary of the site than the existing and would thus be approximately 15m from the listed building. This would ensure a degree of separation that would ensure that the proposed garage would not impact upon important views towards the main listed building.

In terms of its setting, the site of the proposed garage has essentially already been developed as a result of the existing driveway and garage which currently exist. Accordingly, whilst the setting of this part of the site would be subject to some degree of change as a result of the proposal, it already has a domestic character, and development could be carried out in a manner that would not change the character of this part of the setting.

The proposed garage would have a simple form and design and is proposed to be constructed using traditional materials suitable in this context. In terms of its wider visual impact, the proposed garage would be located in a secluded location within the site, and it would have little, if any, public impact. Accordingly, it is considered that the proposed development would not have any meaningful visual impact and thus have a neutral impact on the character and appearance of the Hinxworth Conservation Area.

Summary



For the reasons discussed in the foregoing, it is not considered that the demolition of the existing garage would be objectionable on the basis that it is of no historic interest and its contribution to the setting of the listed building or the character and appearance of the area is nil. In terms of the proposed replacement garage, this has been designed in order to have a traditional design and appearance and moreover to remain modest in relation to the principal listed building. Our view is thus that it would not harm the significance of the grade II listed building whilst it would have a neutral impact on the character and appearance of the Hinxworth Conservation Area.

As such, it is considered that the proposals would accord with the legislative requirements of Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, Policies SP9, SP13, D1 & HE1 and Sections 12 & 16 of the Framework.

Impact on Neighbouring Properties

The proposed replacement garage would be located nearer to the boundary with existing residential properties to the south than the existing and would be larger than the existing. However, given that it is proposed to be located approximately 10m from this boundary at the closest point, it is not considered that the proposed garage would be harmful to the living conditions of neighbouring properties.

Highways

The existing parking arrangements would not be affected by the proposals. Accordingly, it is not considered that there would be any highways implications.

Summary & Conclusions

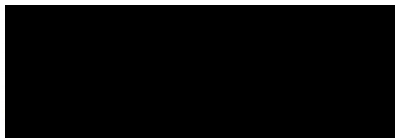
This letter is provided in support of an application for a replacement garage at Hinxworth House. As discussed, it is considered that the proposed garage would be acceptable in principle, it would not be harmful to setting or significance of the listed house, and it would preserve the character and appearance of the Hinxworth Conservation Area.

Accordingly, and in the absence of any material considerations to the contrary, it is respectfully requested that planning permission is granted.

Please contact me if you require any further information in order to determine this application.



Yours sincerely,



Tom Donovan BA (Hons) MA MRTPI, Director

PETER GEORGE TOWN PLANNING