

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/00427/FPH	Erection of porch canopy and metal railings to entrance steps (as amended by plans received on 24/04/2025).	Gannock Green Farm House Gannock Green Gannock Road Sandon Buntingford Hertfordshire SG9 0RH

Submitted Plan Nos

2420.18A 2420.17 2420.02 2420.12 2420.11 2420.05

1.0 Policies

1.1. **National Planning Policy Framework (2024)**

Section 2 Achieving sustainable development
Section 12 Achieving well-designed places
Section 14 Meeting the challenge of climate change, flooding and coastal change
Section 16 Conserving and enhancing the historic environment

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

Strategic Policies

Policy SP1 Sustainable development in North Hertfordshire
Policy SP2 Settlement Hierarchy and Spatial Distribution
Policy SP5 Countryside and Green Belt
Policy SP9 Sustainable design
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 T1 Assessment of transport matters
Policy T2 Parking

2.0 **Relevant Site History**

- 2.1 Various applications apply to the property (full history on case file) with most recent being as follows:

Concurrent Listed Building Consent 25/00428/LBC - Erection of porch canopy and metal railings to entrance steps (as amended by plans received on 24/04/2025).
Decision Pending.

25/00430/FPH - Erection of detached two bay cart lodge. Decision Pending.

3.0 **Representations**

- 3.1 **Press, Site and Neighbour Consultation** – None received.
- 3.2 **Sandon Parish Council** – No objection.
- 3.3 **NHC Conservation** – Unobjectionable.
- 3.4 **NHC Ecology** – No objection.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

- 4.1.1 Gannock Green Farm is a large, detached Grade II listed dwellinghouse which has been altered and extended over both the 18th and 19th centuries. Various outbuildings exist that would have formed part of the farmstead, and which are also listed having since been converted into residential use with their own individual curtilage.
- 4.1.2 The location of the site is situated on a rural road that runs between the A505 Royston to Baldock road, and the A10 at Buckland.

4.2 **Proposal**

- 4.2.1 Erection of porch canopy and metal railings to entrance steps (as amended by plans received on 24/04/2025).

4.2.2 The application has been amended following a recommended revision to the proposed design of the porch.

4.2.3 A amended Design, Access and Heritage Statement (DAHS) has been 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 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 porch canopy set on curved gallows brackets together with the installation of metal railings to the entrance steps is considered a modest and simplistic design which creates a form of openness which is sympathetic to the historic farmhouse. The minor scale of the development and the proposed materials is acceptable. As such I am satisfied that the development is in accordance with Policies D1 and D2 of the Local Plan and Section 12 of the NPPF.

Impact on Heritage Assets

- 4.3.6 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.
- 4.3.7 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.
- 4.3.8 I support the view expressed by the NHC Conservation Officer in that the proposed development by reason of its scale and design would not harm the setting of Gannock Green Farmhouse or the former agrarian buildings in the vicinity. The proposal satisfies the provisions of Section 66(1) of the Planning (LB & CA) Act 1990 and will accord with Section 16 of the NPPF and Policy HE1 of the Local Plan.

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 No objections have been received and given the minor scale of the development I am satisfied that there would be no impact on existing residential amenity.
- 4.3.11 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)

- 4.3.12 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.

Environmental Implications:

- 4.3.13 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 proposals 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.
- 4.3.14 In my view, the proposed development would be unlikely to have any significant implications for the local environment in terms of carbon emissions and therefore would be generally in accordance with Policy D1 of the Local Plan and Section 14 of the NPPF.

4.4 Conclusion

- 4.4.1 The proposed development is considered acceptable and in accordance with Policies SP1, SP2, SP5, SP9, SP13, CGB1, CGB4, D1, D2, D3 and HE1 of the North Hertfordshire Local Plan 2011-2031 and Sections 2, 12, 14 and 16 of the NPPF.

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 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.

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  Shaun Greaves Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
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Date: 29 April 2025	
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