

DELEGATED FILE NOTE

CASE OFFICER: ...Thomas Howe.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
24/01917/FPH	Erection of timber framed garden office	1 Lodge Cottages Willian Road Letchworth Garden City Hertfordshire SG6 2AD

Submitted Plan Nos

PL001 Existing site plan and proposed site plan Location Plan PL002 Floor Plans and Elevations

1.0 Policies

SP2	Settlement Hierarchy and Spatial Distrib
SP5	Countryside and Green Belt
D1	Sustainable design
D2	House exts, replcmnt dwellings outbuild
D3	Protecting living conditions
T1	Assessment of transport matters
T2	Parking
SECN12	Achieving well-designed places
SECN13	Protecting Green Belt Land
SECN14	Meeting climate change,coastal,flooding
SECN16	Conserve + enhance historic environment

2.0 **Site History**

2.1 11/02814/1HH - Retention of basement – Unconditional Permission

2.2 09/00813/1HH - Part two storey and part single storey rear extension to a pair of semi-detached dwellings following demolition of existing outbuildings. (As amended by plans received on 30th June 2009) – Conditional Permission

3.0 **Representations**

3.1 Neighbour Representations – 1x Representation querying siting of outbuilding on plans.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 No. 1 comprises a semi-detached two storey dwelling off Willian Road, Letchworth. The site is brushed over by the Green Belt.

4.2 **Proposal**

4.2.1 Planning Permission is sought for: The erection of a timber framed garden office

4.3 **Key Issues**

4.3.1 **Principle:** Within the Green Belt, wherein Policy SP5 is triggered. Extensions to dwellings comprise an exception c) of Paragraph 154 provided they are not disproportionate. Cumulatively, extensions and the outbuilding would enlarge the original building by approximately 71%, or approximately 13% over the existing building. Given the large plot, the siting of the outbuilding, and the enlargement over existing, I do not consider that the outbuilding would be disproportionate or inappropriate. Complies with Section 13 of the NPPF and Policy SP5 of the Local Plan.

4.3.2 **Design:** The outbuilding would be traditional in appearance be similar to other outbuildings within the district. The proposed built form and materials of construction together with its siting are considered to be suitably complementary to the host dwelling. Therefore, there would be no detrimental impact upon the character and appearance of the dwelling as seen from the street scene. Complies generally with Policy D1 of the Local Plan.

4.3.3 **Impact on the street scene:** The works are to the side of the dwelling and would be partially screened by hedging. Given its modest size, and its siting, it is not considered to be harmful to the character of the street scene.

4.3.4 **Conservation Impacts:** The site is in the Conservation Area. Given the traditional nature of the development, and its suitable materials of construction, built form and siting, the impacts of the development on the Conservation Area and its significance would not be harmful. The development is therefore considered to be in compliance with Policies D1 and D2 of the Local Plan and the core principles set out within Section 12 of the National Planning Policy Framework. The potential impacts to the surrounding Conservation Area are considered to be acceptable, and the significance of this heritage asset will not be unacceptably harmed. Policies HE1 and SP13 of the Local Plan 2011-

2031 and Section 16 of the NPPF are considered to be complied with. The development is considered to comply with Section 72 of the Planning (Listed Building and Conservation Areas) act 1990. The design and appearance are therefore acceptable.

4.3.5 **Impact on neighbours:** None. Would not project significantly beyond the existing elevation of the host dwelling and the neighbouring dwellings. Therefore, impacts to light and dominance would not be unacceptable. Outlook would be similar to existing, and therefore privacy concerns are not considered to arise. Complies with Policy D3 of the Local Plan.

4.3.6 **Parking:** No alteration to existing driveway and no loss of parking on-site. Complies with T2 of the Local Plan.

4.3.7 **BNG:** Exempt from BNG requirements.

4.3.8 **Climate change:** Due to the small scale of the proposals and the sustainable location there would be minimal impact on local climate change.

4.4 **Conclusion**

4.4.1 Acceptable in planning terms.

4.5 **Alternative Options**

4.5.1 None applicable

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. The timber framed garden office building hereby permitted shall only be finished in a white/light grey and dark grey as demonstrated on the photo and specification sheet received 17 November 2025, unless otherwise agreed in writing by the LPA.

Reason: To ensure that the building is in-keeping with the host property and to protect the visual amenities of the locality and to comply with Policies D1 and D2 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 Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 1 December 2025	