

DELEGATED FILE NOTE

CASE OFFICER: ...Melissa Tyler.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/02785/S73	Variation of condition 2 of planning permission 23/02638/FP granted 01.02.2024 for Internal and external alteration including rear inset balconies at first floor level, replacement fenestration and external materials to facilitate conversion of existing agricultural outbuilding to two 4-bed dwellings including parking and landscaping (amended by plan received 29/01/24)	Bibbsworth Hall Farm Bibbs Hall Lane Kimpton Hitchin Hertfordshire SG4 8EN

Submitted Plan Nos

22 BIBB SL03 B 25 BIBB SP02 C 25 BIBB CQ01 F

1.0 Policies

- D1 Sustainable design
- D2 House exts, replcmnt dwellings outbuild
- D3 Protecting living conditions
- SECN12 Achieving well-designed places
- SECN13 Protecting Green Belt Land

2.0 Site History

- 2.1 23/00784/PNQ - Change of use of existing agricultural barn into 2 x 4 bed dwellings with 2 car parking spaces for each dwelling – Prior Approval Given 18/05/23.
- 2.2 20/01254/FP - Erection of one semi-detached 5-bed dwelling, one semi-detached 4-bed and one detached 4-bed dwelling including garaging and home office outbuilding following demolition of existing buildings, re-location of public footpath (amended plans received 18/11/20) – Approved 11/02/21.
- 2.3 23/02638/FP Internal and external alteration including rear inset balconies at first floor level, replacement fenestration and external materials to facilitate conversion of existing agricultural outbuilding to two 4-bed dwellings including parking and landscaping (amended by plan received 29/01/24) Conditional Permission

3.0 Representations

- 3.1 **Neighbour Consultation** – None received.
- 3.2 **Parish Council** – No comment

3.3 **Environmental Health** - I have no objections to the proposals.

3.4 **Herts Highways** - Notice is given under article 22 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 that Hertfordshire County Council as Highway Authority does not wish to restrict the grant of permission..

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The site is an existing barn building with a pitched roof located in a wider farm complex of Bibbsworth Hall Farm. The barn is currently used for agricultural storage purposes. The site is within the Green Belt. A listed building is to the east.

4.2 **Proposal**

4.2.1 This application seeks to vary Condition 2 of planning permission 23/02638/FP granted 01.02.2024 for Internal and external alteration including rear inset balconies at first floor level, replacement fenestration and external materials to facilitate conversion of existing agricultural outbuilding to two 4-bed dwellings including parking and landscaping (amended by plan received 29/01/24)

4.2.2 The proposed changes are.

- Reduction in width of 750mm by modifying steel frame on one side.
- Insertion of additional ground floor window to each side elevation
- Omission of two bathroom skylights to each flank elevation
- Insertion of two first floor obscure glazed bathroom windows to each side elevation, fixed light to 1.7m
- Roof modelled to reflect required insulation and build up for domestic standing seam steel metal roof.
- Increase in width of central external column to rear elevation.
- Addition of projecting elements to front elevation to provide visual framing and to create a porch to each dwelling.

4.3 **Key Issues**

4.3.1 Relevant material considerations relating to the current application are design and impact to neighbour amenity.

Principle

4.3.2 In the assessment of original planning permission 23/02638/FP, it is considered that the proposal complies with 155 d), that it would be the re-use of a building that is of permanent and substantial construction, which can be determined from the condition and appearance of the barn.

- 4.3.3 The development should also preserve the openness of the Green Belt and not comply with the purposes of including land within it. The conversion is not considered to conflict with the five purposes of the Green Belt in para. 143 of the NPPF.
- 4.3.4 The associated change of use of the other parts of the site with new landscaping are considered to comply with para. 155 e) of the NPPF. The proposal is considered acceptable in principle, and complies with Policy SP5 of the Local Plan and Section 13 of the NPPF.

Design and Appearance:

- 4.3.3 The alterations to the dwellings are considered small relative to the approved design. The proposed alterations are not considered to detract from the design of the originally approved plans and the character and appearance of the site and locality. The proposed variations to the design are considered acceptable.

Impact on Neighbouring Properties:

- 4.3.4 The amended dwellings would be sited at the same location in the site as that originally approved, the changes will not affect neighbour amenity given the window positions and orientation. The other alterations proposed to the dwellings and site will not be considered to result in materially greater impacts than those of the original approval. Impacts on amenity are therefore acceptable.

4.4 **Conclusion**

- 4.4.1 The proposed development is considered acceptable and is considered to comply with the necessary provisions of the Local Plan policies and the National Planning Policy Framework. Grant conditional permission.

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 the original planning permission ref: 23/02638/FP.

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 external materials of the approved development shall match those specified in section 5.0 of the Design and Access Statement submitted under 23/02638/FP, unless otherwise agreed in writing with the LPA.

Reason: To ensure a satisfactory finished appearance to the development. To comply with Policy D1 of the Local Plan.

4. Prior to occupation, the approved new dwellings shall each incorporate an Electric Vehicle (EV) ready domestic charging point.

Reason: To contribute to the objective of providing a sustainable transport network and to provide the necessary infrastructure to help off-set the adverse impact of the operational phase of the development on local air quality. To comply with Policy D4 of the Local Plan

5. Prior to the commencement of those parts of the approved development, the following landscape details to be submitted shall include the following:

a) what new trees, shrubs, hedges and grassed areas are to be planted, together with the species proposed and the size and density of planting.

b) the location and type of any new walls, fences or other means of enclosure, any hardscaping proposed, and any other site furniture.

Landscaping shall be implemented in accordance with the approved details.

Reason: To ensure the submitted details are sufficiently comprehensive to enable proper consideration to be given to the appearance of the completed development. To comply with Policy D1 of the Local Plan.

6. The approved details of landscaping shall be carried out before the end of the first planting season following either the first occupation of any of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which, within a period of 5 years from the completion of the development, die, are removed or become seriously damaged or diseased, shall be replaced during the next planting season with others of similar size and species, unless the Local Planning Authority agrees in writing to vary or dispense with this requirement.

Reason: To safeguard and enhance the appearance of the completed development

and the visual amenity of the locality, and to comply with Policy NE2 of the North Hertfordshire Local Plan 2011 to 2031.

7. Any contamination encountered during the development of this site shall be brought to the attention of the Local Planning Authority as soon as practically possible; a scheme to render this contamination harmless shall be submitted to and agreed by, the Local Planning Authority and subsequently fully implemented prior to the occupation of this site.

Reason: To ensure that any contamination affecting the site is dealt with in a manner that safeguards human health, the built and natural environment and controlled waters.

8. All public right of way routes (Kimpton footpath 015) shall remain undisturbed and unobstructed at all times unless legally stopped up or diverted prior to the commencement of the development hereby permitted or closed temporarily for the purpose of works on the footpath, by a Temporary Traffic Regulation Order, Road traffic Regulation Act 1984, or other permission or consent granted by the LPA or Planning Inspectorate. The alignment of any public right of way shall be protected by temporary fencing/signing in accordance with details first submitted to, and approved in writing by, Highway Authorities Rights of Way Service throughout the course of the development.

Reason: To safeguard the rights of the public and in the interest of pedestrian safety and amenity and in accordance with Policy 5, 13 and 21 of Hertfordshire's Local Transport Plan (adopted 2018). To comply with Policy T1 of the Local Plan and Section 9 of the NPPF.

9. The bin stores at the front of the dwellings shall each be of a sufficient size to accommodate three wheeled bins and the details of the bin stores are to be submitted to and approved in writing by the LPA and only the approved details are to be implemented on site prior to the first occupation of the dwellings hereby approved.

Reason: To ensure a satisfactory finished appearance to the development. To comply with Policy D1 of the Local Plan.

10. The windows at first floor level on the side elevations of the development hereby permitted shall be permanently glazed with obscure glass.

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.

Biodiversity Net Gain

This development is not subject to the statutory Biodiversity Gain Plan condition because it is considered exempt under the statutory exemptions (<https://www.gov.uk/guidance/biodiversity-net-gain-exempt-developments>) or transitional arrangements in respect of the biodiversity gain condition.

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: 19 December 2025	