

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/00841/FPH	Alterations to existing fenestration to facilitate conversion of garage into habitable accommodation and installation of rooflight to existing roof.	The Great Barn Rabley Heath Road Codicote Welwyn Hertfordshire AL6 9UA

Submitted Plan Nos

8402-P01 8402-P02 8402-P03 8402-P04

1.0 Policies

D1 Sustainable design

D2 House exts, replcmnt dwellings outbuild

D3 Protecting living conditions

HE1 Designated heritage assets

SECN13 Protecting Green Belt Land

SECN12 Achieving well-designed places

2.0 **Site History**

2.1 **23/01344/FPH** Conversion of outbuilding to office including replacement roof
Conditional Permission

2.2 **23/01338/LBC** Conversion of outbuilding to office including replacement roof
Conditional Consent

2.3 **25/00909/LBC** Internal and external alterations to existing garage to facilitate
conversion into habitable accommodation. **TO BE DETERMINED**

3.0 **Representations**

3.1 **Site Notice & Neighbour Notifications** – None received.

3.2 **Conservation Officer** – No objection

There are no objections to the proposal as it will not cause harm to the significance to the setting of the listed building for the stated in the discussion section.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 Great Barn is accessed from Rabley Heath Road via a shared access road. As you enter the property there is a courtyard area enclosed by a brick boundary wall, Great barn and the outbuilding. The property is located just outside the settlement of Codicote and is Grade II listed. The listing states the following:

EAST BARN AT SISSERVERNES GV II Barn. Late C16, said to be 1592.

Weatherboarded. Plain tile roof. Tarred brick base. 5 bays. Heavy box frame walls with close-set studs and deep mid-height rail. Tie beams with curved braces. Arch-braced collar purlins. Some curved wind braces. Later gabled cart entrance on SE side. C18/19 timber frame extension on SW.

4.2 **Proposal**

- 4.2.1 Planning permission is sought for alterations to existing fenestration to facilitate conversion of garage into habitable accommodation and installation of rooflight to existing roof.

4.3 **Key Issues**

- 4.3.1 The key issues for consideration include the impact of the development upon the green belt, setting and special character of the listed building, the design and appearance of the proposed development, the effect on living conditions of neighbouring properties, and the effect on parking and highways.

Green Belt

- 4.3.2 The application site sits within the Green Belt. Paragraph 154 of the Framework advises the new buildings in the Green Belt should be regarded as inappropriate except in certain specified circumstances, and paragraph 154c) sets out that one such exception is *‘the extension or alteration of a building provided that it does not result in disproportionate addition over and above the size of the original building.’* The proposed development, given its appropriate scale, siting to the rear, and limited visibility from within public viewpoints, would not be a disproportionate addition over and above the size of the original building.
- 4.3.3 Given the above, it is therefore considered that the proposed conversion is considered to be acceptable with regards to its relationship with the Green Belt and is therefore compliant section 13 of the NPPF and Policy SP5 of the Local Plan.

Design and heritage

- 4.3.4 The proposal seeks to convert the outbuilding with alterations to existing fenestration to facilitate conversion of garage into habitable accommodation an ancillary to the host dwelling. The proposed conversion is supportable as the changes are not considered to cause harm to the setting of this group of buildings and will retain the agrarian appearance. The proposed materials will be in keeping with the existing properties to ensure the alterations are sympathetic.
- 4.3.5 Following consultation with the Listed Buildings Officer the following comments were received:

The proposals would preserve the architectural and/or historic interest of the listed building and therefore complies with sections 16 (1) of the Act.

*There are **NO OBJECTION/S**. The scheme will satisfy the provisions of Sections 16(1) and 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and the aims of Section 16 of the NPPF and Policy HE1 of the North Hertfordshire Local Plan 2011-2031*

4.3.6 Given the above, I would concur that the conversion is considered sympathetic to the host property along with the neighbouring properties.

4.3.7 This is considered in line with Section 12 and 16 of the National Planning Policy Framework and Policies HE1, D1 and D2 of the Local Plan.

Impact on Neighbours

4.3.8 The proposed alterations would not extend the existing outbuilding and given the relationship with the neighbouring dwellings it is my opinion that this proposal will not affect any private neighbouring amenity.

4.3.9 This development is therefore considered in accordance with D3 of the Local Plan and Section 12 of the NPPF.

Environmental Implications

4.3.10 The proposed development would be consistent with the criteria set out in Emerging Local Plan Policy D1 '*Sustainable Design*'. There are no other significant environmental implications as a result of the proposed development.

4.4 **Conclusion**

4.4.1 Overall, as stated above it is considered that the proposed development is compliant with the necessary provisions of both the Local Plan policies and the guidelines set out in the NPPF.

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.

Biodiversity Net Gain

1. 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  Sam Dicocco	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 30 May 2025	