

DELEGATED FILE NOTE

CASE OFFICER: ...William Thompson.....

**APPLICATION
REFERENCE**

**BRIEF DESCRIPTION OF
DEVELOPMENT**

APPLICATION SITE

26/01102/FPH

Erection of single storey detached
garden outbuilding

Gosmore House Cottage
Hitchin Road
Gosmore
Hitchin
Hertfordshire
SG4 7QH

Submitted Plan Nos

01B 02A

1.0 Policies

D1

Sustainable design

D2	House exts, replcmnt dwellings outbuild
D3	Protecting living conditions
T2	Parking
HE1	Designated heritage assets
SECN12	Achieving well-designed places
SECN14	Meeting climate change,coastal,flooding
SECN16	Conserve + enhance historic environment

2.0 **Relevant Site History**

2.1 Multiple permissions to dwelling determined as conditional permission.

3.0 **Representations**

3.1 **Neighbour Consultation** – None received

3.2 **St Ippolyts Parish Council** – No comments

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The application site accommodates a two-storey detached dwelling situated on Hitchin Road, Gosmore. The site benefits from a front garden/driveway. The site lies within the Gosmore Conservation Area. The application site is in the proximity of Gosmore House, a grade II listed building.

4.2 **Proposal**

4.2.1 Erection of single storey detached garden outbuilding.

4.3 **Key Issues**

4.3.1 The key issues for consideration are as follows:

- The acceptability of the design of the proposed development and its impact on the character and appearance of the area.
- The impact of the proposed development on the living conditions of neighbouring properties.
- Access and parking matters.
- The impact of the proposed development on the environment.

Design and Appearance and Heritage Impact:

4.3.2 Policy D1 of the Local Plan requires that development proposals respond positively to the site's local context. Policy D2 of the Local Plan requires extensions to houses and outbuildings to incorporate a design that is sympathetic to the main dwelling in terms of its scale, form and orientation and does not harm the character and appearance of the locality around the site. These policies are broadly consistent with Section 12 of the National Planning Policy Framework.

4.3.3 The proposed single storey outbuilding would have a width of 3.5m, a depth of 5.0m and would have a flat sedum roof with a maximum height of 2.5m. The proposed external materials are Cedar cladding for the walls and powder coated metal fenestration. The site is screened from the public realm by a tall boundary wall and from Gosmore House by fencing and vegetation. While the proposal would be partially visible to the public realm, the scale of the development is small and materials considered acceptable. The Gosmore Conservation Area Character Statement makes particular reference to "timber-framed buildings" and "hedges". The development is not indicated to damage the existing vegetation. The timber cladding and Sedum roofing would appear harmonious with the established character of timber-framed buildings, timber fencing and high hedge rows. Therefore, it is not considered that the proposal would cause unacceptable harm to the Conservation Area. The scale, siting and screening from the position of Gosmore House would result in a very limited interaction with the setting of the grade II Listed Building. The natural aesthetic of the materials and clear segregation from Gosmore House mitigate said limited interaction. Therefore, it is not considered that that the development would result in harm to the significance of the setting of the Listed Building. This conclusion is supported by an informal discussion with a Conservation Officer.

4.3.4 In my view, the proposal is considered to be acceptable in design terms and would, therefore, not cause harm to the character and appearance of the dwelling, streetscene or Designated Heritage Assets. The proposal is considered to comply with Policies D1, D2 and HE1 of the NHLP and Sections 12 and 16 of the NPPF.

Impact on Neighbouring Properties:

- 4.3.5 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 NHLP.
- 4.3.6 Regarding neighbour amenity, the development is small in scale, well screened and set away from other dwellings. It is considered that the proposed development would not result in an unacceptable level of harm to amenity, as to be objectionable, in terms of overdominance, shading or loss of privacy.
- 4.3.7 This development is therefore considered to be in accordance with Policy D3 of the NHLP and Section 12 of the NPPF.

Highways and Parking:

- 4.3.8 The development does not include an increase in the number of bedrooms. Therefore, regarding Policy T2 of the NHLP, no parking concerns would arise from this development.

Environmental Implications

- 4.3.9 The proposed development is not large enough in scale to cause significant implications for the local environment in terms of carbon emissions and therefore would be generally in compliance with Section 14 of the NPPF.

Biodiversity Net Gain:

- 4.3.10 This is a form of development which is exempt from BNG Legislation, defined under article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015 due to it falling under the scope of the 'de minimis' exemption.

4.4 **Conclusion**

- 4.4.1 In the absence of material planning reasons to the contrary it is my view that planning permission is **GRANTED**.

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. 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 Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 13 July 2026	