

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/01751/S73	Variation of condition 2 (revised plans) of planning permission 24/01864/FP granted 14.03.2025 for Conversion of existing dwelling into 6 self-contained flats (5 x 1-bed and 1 x 2-bed) to include two storey side extension; landscaping; fencing; parking; refuse and cycle storage and boundary treatments following demolition of existing garage.	Caxton Villa 14 Park Lane Knebworth Hertfordshire SG3 6PF

Submitted Plan Nos

NA-24045-PL-101C NA-24045-PL-201A NA-24045-PL-202C NA-24045-PL-202B NA-24045-PL-101B
NA-24045-PL-201

1.0 Policies

2.0 **Site History**

2.1 **23/00009/FPH** Installation of additional vehicular crossover. Conditional Permission

2.2 **23/01682/OP** Outline application (all matters reserved) for the conversion of the existing 3 storey detached dwelling into four 1-bed flats. Withdrawn

2.3 **24/01864/FP** Conversion of existing dwelling into 6 self-contained flats (5 x 1-bed and 1 x 2-bed) to include two storey side extension; landscaping; fencing; parking; refuse and cycle storage and boundary treatments following demolition of existing garage. Conditional Permission

3.0 **Representations**

3.1 **Site Notice and Neighbour Consultation** – None received

3.2 **Hertfordshire Highways** – No comment.

3.3 **Knebworth Parish Council** – No objection

3.4 **North Herts Ecology** – no objection

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 Caxton Villa (14 Park Lane) is a detached property situated on the junction between Park Lane and Deards Wood. The application site is within a predominately residential area of Knebworth and is not within a Conservation Area.

4.2 **Proposal**

4.2.1 Variation of condition 2 (revised plans) of planning permission 24/01864/FP granted 14.03.2025 for Conversion of existing dwelling into 6 self-contained flats (5 x 1-bed and 1 x 2-bed) to include two storey side extension; landscaping; fencing; parking; refuse and cycle storage and boundary treatments following demolition of existing garage.

4.2.2 For the avoidance of doubt, the changes proposed with this application are a revision to the plans to include the addition of a window and rooflight to proposed extension.

4.3 **Key Issues**

4.3.1 The principle of these works is already established by application ref:24/. Therefore, the consideration of this application is how acceptable the proposed amendments to the scheme are relative to that which was approved.

Design

- 4.3.2 Policy D1 of the Local Plan states that planning permission will be granted provided that development responds positively to the site's local context in addition to other criteria. These considerations are echoed in Section 12 of the NPPF.
- 4.3.3 The proposed changes to this scheme see the inclusion of a rooflight and new window at ground floor on the side elevation of the extension. It is considered that both proposed changes to the scheme are modest in the context of the scheme that was approved under the main permission.
- 4.3.4 The proposal is therefore deemed acceptable in design terms and in accordance with Policy D1 of the Local Plan and Section 12 of the NPPF.

Impact on Neighbours

- 4.3.5 Policy D3 of the Local Plan states that planning permission will be granted for development proposals which do not cause unacceptable harm to living conditions.
- 4.3.6 The proposed changes to the scheme are unlikely to result in any materially detrimental impacts upon the reasonable living conditions and well-being of neighbours, with respect to overdominance and loss of daylight/sunlight, given the scale and type of changes proposed herein.
- 4.3.7 As such, the proposal will not cause unacceptable harm to living conditions, in line with Policy D3 of the Local Plan.

Biodiversity Net Gain

- 4.3.8 This proposal is exempt from BNG as it is a section 73 application.

4.4 Conclusion

- 4.4.1 The proposal is considered acceptable in planning terms and in accordance with Policies D1 and D3 of the Local Plan, as well as Section 12 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 grant of planning application 24/01864/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. Prior to the first occupation of the development hereby permitted 2.0 x 2.0 metre pedestrian visibility splays shall thereafter be retained at all times to each side of the access. They shall be measured from the point where the edges of the access way cross the highway boundary, 2.0 metres into the site and 2.0 metres along the highway boundary therefore forming a triangular visibility splay. Within which, there shall be no obstruction to visibility between 0.6 metres and 2.0 metres above the carriageway.

Reason: To ensure construction of a satisfactory development and in the interests of highway pedestrian safety in accordance with Policies 5 and 7 of Hertfordshire's Local Transport Plan (adopted 2018).

4. Prior to the first occupation of the development hereby permitted a visibility splay measuring 2.4 x 43 metres shall be provided to each side of the access where it meets the highway, and such splays shall thereafter be retained at all times free from any obstruction between 600mm and 2m above the level of the adjacent highway carriageway.

Reason: To ensure that the level of visibility for pedestrians, cyclists and vehicles is satisfactory in the interests of highway safety in accordance with Policy 5 of Hertfordshire's Local Transport Plan (adopted 2018).

5. No development shall commence until a Construction Method Statement has been submitted to and approved in writing by the Local Planning Authority, including elements of the CLOCS standards as set out in the Highway Authority's Construction Management template. Thereafter the construction of the development shall only be carried out in accordance with the approved Plan: The Construction Management Statement shall include details of:
 - Access arrangements to the site.
 - Traffic management requirements if any.
 - Construction and storage compounds (including areas designated for car parking, loading / unloading and turning areas).
 - Siting and details of wheel washing facilities.
 - Cleaning of site entrances, site tracks and the adjacent public highway.
 - Timing of construction activities (including delivery times and removal of waste) and to avoid school pick up/drop off times.

--Provision of sufficient on-site parking prior to commencement of construction activities.
--Post construction restoration/reinstatement of the working areas and temporary access to the public highway.
--Where works cannot be contained wholly within the site a plan should be submitted showing the site layout on the highway including extent of hoarding which must be kept within the site boundary, pedestrian routes and remaining road width for vehicle movements.

Reason: In order to protect highway safety and the amenity of other users of the public highway and rights of way in accordance with Policies 5, 12, 17 and 22 of Hertfordshire's Local Transport Plan (adopted 2018).

6. Prior to the commencement of the development, a detailed construction management plan shall be submitted to and approved in writing by the Local Planning Authority, and the plan shall include the following:
- a) The demolition construction programme and phasing
 - b) Hours of operation, delivery and storage of materials
 - c) Control of dust and dirt arising from demolition and construction
 - d) Waste management proposals
 - e) Mechanisms to deal with environmental impacts such as noise, air quality, light and odour during construction.

Reason: In the interests of environmental impacts inline with Local Plan Policies D3

7. The internal design and building specifications of the proposed development shall be such that the daytime noise level within any residential unit with windows closed shall not exceed 40dBLAeq (07.00-23.00) and the night-time level noise level within any residential unit with windows closed shall not exceed 30dBLAeq (07.00-23.00). The night-time L_{Amax} noise level shall not exceed 45dB. Full details of noise insulation measures, including provision for powered acoustically attenuated ventilation, shall be submitted to and approved by the Local Planning Authority before any work is commenced. The approved insulation scheme shall be completed prior to the occupation of the development. If compliance requires windows to be closed, the applicant will need to install mechanical ventilation having regard to the self-noise of any proposed system. (Please note: trickle vents with air extracted from bathrooms and kitchens is not sufficient for the thermal comfort of occupants in warm weather and will not be accepted).

Reason: In the interests of environmental impacts inline with Local Plan Policies D3

8. Prior to occupation, the new dwellings shall 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.

9. In the event that contamination is found at any time when carrying out the approved development, it shall be reported in writing immediately to the Local Planning

Authority. An investigation and risk assessment shall then be undertaken by a competent person, in accordance with BS10175:2011. A written report of the findings should be forwarded for approval to the Local Planning Authority. Following completion of remedial measures a verification report shall be prepared that demonstrates the effectiveness of the remediation carried out. No part of the development should be occupied until all remedial and validation works are approved in writing.

Reason: To protect human health and to ensure that no future investigation is required under Part 2A of the Environmental Protection Act 1990

10. Prior to the first occupation of the development hereby permitted full details of a comprehensive soft landscaping scheme (including planting details) and all boundary treatments shall be submitted to and approved in writing by the Local Planning Authority.

The approved soft landscaping / planting details shall be carried out before the end of the first planting season following either the occupation of the (first) dwelling 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 ensure the development is comprehensively landscaped in the interests of visual amenity. Local Plan Policies D1 and N2.

Biodiversity Net Gain

1. The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for the development of land in England is deemed to have been granted subject to the condition "(the biodiversity gain condition)" that development may not begin unless:
(a) a Biodiversity Gain Plan has been submitted to the planning authority, and
(b) the planning authority has approved the plan.
The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan if one is required in respect of this permission would be North Hertfordshire District Council.
There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply (<https://www.gov.uk/guidance/biodiversity-net-gain-exempt-developments>).
Based on the information available this permission is considered to be one which will require the approval of a biodiversity gain plan before development is begun because none of the statutory exemptions or transitional arrangements are considered to apply.

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  Shaun Greaves Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 18 August 2025	