

DELEGATED FILE NOTE

CASE OFFICER: ...Tom Rea.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/01989/FP	Erection of retractable pergola with bi-fold doors to existing rear terrace and installation of raised decking and boundary feature wall.	Radcliffe Arms 31 Walsworth Road Hitchin Hertfordshire SG4 9ST

Submitted Plan Nos

LocationPlan 6303 36300 36302

1.0 Policies

D1 Sustainable design

HE3	Non-designated heritage assets
HE1	Designated heritage assets
SECN12	Achieving well-designed places
SECN6	Building strong, competitive economy
ETC7	Local community shops and services

2.0 **Site History**

- 2.1 Extensive planning history for various alterations / development within the curtilage – see planning history sheet

3.0 **Representations**

- 3.1 NHDC Environmental Health officer: No objections
- 3.2 NHDC Conservation officer: No objections
- 3.3 Site Notice and Neighbours: No response.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

- 4.2 Detached two storey public house and restaurant located on the north side of Walsworth Road at its junction with Verulam Road.

The property is not listed but is within the Hitchin Conservation Area and is classed a 'positive building' in the CA.

4.2 **Proposal**

4.2.1 Erection of retractable pergola with bi-fold doors to existing rear terrace and installation of raised decking and boundary feature wall.

In detail the agent describes the proposal as follows:

- The proposed structure features powder-coated aluminium frame the fabric retracts in a concertina fashion. into the fabric support bars.
- The LEDs are in fixed positions ensuring that the light shines downwards only, and their brightness can be adjusted during installation in cases where risk of light pollution causing a nuisance to The pergola will be against the existing building on two sides which is currently corrugated galvanised panels, will be concealed with a timber feature wall. height glass bi-fold doors in the east elevation will enclose the covered area.
- The new deck will be at a height of 190mm above the existing patio pav be achieved from the existing building out installed along the edge of the d Access No changes to the access to the site made through the pub via the existing
- Supported on a coated aluminium frame which will be colour matched to complement the existing décor, in a concertina fashion.
- Illumination is provided by integral LED into the fabric support bars.

4.3 **Key Issues**

4.3.1 Principle of development

4.3.2 The site is within the built up area of Hitchin within which there is no objection in principle to general development proposals under Policy SP2. Furthermore the proposal is to consolidate the business use of the premises and therefore would be consistent with Policy ETC7 (Local Community shops and services in towns and villages) and section 8 of the NPPF which seeks to protect local facilities.

4.3.3 Location, Design and appearance

4.3.4 The location of the retractable canopy is an existing outdoor seating area at the rear of the pub which is already used by customers for dining in the summer months.

4.3.5 The pub has been extended several times including a conservatory with a similar low roof as the proposed canopy. Whilst the canopy has a low curved fabric roof rather than angular glazing I do consider that the contemporary design is in keeping with modern extensions to the pub and consistent with the context and setting in accordance with Policy SP9 of the Local Plan.

The timber feature wall, and its colour , material and design is shown on the submitted 3- d image which is considered acceptable.

4.3.7 Impact on heritage assets

4.3.8 The pub is not listed and but regarded as a positive building in the Conservation Area. The positive building designation derives from the external / roadside appearance of the original building which has traditional design features and materials and is a landmark building at the junction of Walsworth Road and Verulam Road. The proposed canopy being located at the rear of the main building at a low level and screened by other buildings and boundary treatment would not affect the 'positive building' designation or the wider setting of the Hitchin Conservation Area. The proposal would

therefore be in accordance with Policy HE1 of the Local Plan and section 16 of the NPPF.

The details of the materials are clear on the submission and are acceptable and therefore there is no need for further submission of the details.

4.3.9 The Council's Conservation officer raised no objections commenting as follows:

'The proposal affects a positive building located within the Hitchin Conservation Area. A positive building is classified as making a contribution to the character and appearance of the conservation area.

In terms of impact on the building itself the proposed canopy will be towards the rear of the public house when viewed from both Walworth Road and Verulam Road and will have minimal impact on the character of this positive building. Impact on character and appearance of the conservation area – The impact will be minimal due to location of the proposal and the existing walls and structures. Some clarification would be helpful on the materials to be used for the boundary wall.'

4.3.10 Impact on neighbouring property

4.3.11 The proposed canopy area is sited away from neighbouring properties and at a low level mostly screened by existing structures around the site.

4.3.12 The area is already in use as an outdoor seating area so the principle of the use cannot be questioned. If anything, the provision of the fabric cover will contain noise associated with the outdoor area thus leading to an improvement on any potential loss of amenity to nearby residents arising out of the use.

4.3.13 The Environmental Health officer raises no objections on noise grounds.

4.3.14 Other environmental factors

4.3.15 The site is within Flood Risk Area 1 which is at the lowest probability of flooding. The small scale of the proposal is unlikely to result in excessive rainwater run off that cannot be contained by the existing drainage system.

4.3.16 The site has been previously disturbed and there are no foundations proposed for this structure other than a timber decking therefore there would be no archaeological implications.

4.3.17 Parking

4.3.18 The site has no formal customer parking and none would be expected with this small scale alteration to an existing seating area. The site is in any case in a sustainable location accessible by public transport and close to the station and town centre.

4.3.19 Climate change and BNG

4.3.20 The site affects less than 30 sqm of priority habitat and is therefore exempt from the Environment Act regulations in terms of Biodiversity Net Gain

The development, by reason of its modest scale and appropriate design is unlikely to affect 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.

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  Shaun Greaves Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 28 October 2025	