



PETER GEORGE TOWN PLANNING

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03 September 2025

Development Control
North Hertfordshire District Council
Council Offices
Gernon Road
Letchworth Garden City
SG6 3JF

Dear Sir/Madam,

Householder Planning Application: Hinxworth House, New Inn Farm, Hinxworth

Erection of a detached annexe with associated decking following the demolition of the existing summerhouse (resubmission of application ref.23/00794/FPH)

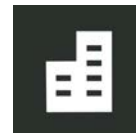
Introduction

Peter George Town Planning has been instructed by Mr and Mrs Grimmer to submit a planning application to North Hertfordshire District Council for the erection of a detached one-bedroom annexe within the grounds of the existing residential dwelling.

The purpose of this statement is to summarise the proposals and make a case in favour of granting planning permission. For the purposes of the determination of this application, this statement is to be regarded as a combined Planning, Design, Access & Heritage Statement.

The application is supported by:

- Drawings PL12, PL13, PL14, PL22B, PL23B, PL24B, PL25B, PL26A & 08222/T1
- Arboricultural Impact Assessment & Tree Protection Plan
- Duly signed and completed application form, ownership certificate & fee



- Planning, Design, Access & Heritage Statement (in the form of this statement)

The Application Site

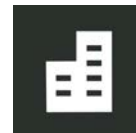
Hinxworth House is a grade II listed building set within generous grounds to the north-west of the Church of St Nicholas (which is itself grade II* listed). The site is located at the south-eastern end of the village and is located wholly within the Hinxworth Conservation Area. Hinxworth does not have a defined settlement boundary lying wholly within the rural area beyond the green belt, although the site can be said to be to the edge of but within the main core of the settlement.



Figure 1 - The Application Site in Context

The listing description reads as follows:

***“House, formerly the rectory. Mid C18 (dated rainwater head at back: 1746), altered early C19. Roughcast brick walls. Plain tile roof. 2 storeys over cellar. 3-window front has central C18 half-glazed door. Moulded architrave, panels and scrolls to sides; moulded cornice. 5 stone steps. Above door is single sash with moulded architrave. Each side are C18 triple-hung sashes. C19 canted bay at front right. White brick gable end stacks. To rear left is a 2-storey canted sash bay with dentilled cornice.*”**



Large C18 chequered brick stack to flanking wall. The right return elevation shows 2 bays with hipped roofs."

The garden wall that is adjacent to New Inn Road to the north-west and Ashwell Road to the north-east is grade II listed. The listing description reads as follows:

"Garden wall bounding two sides of garden to Hinxworth House (q.v.). Early C19. White stock brick; some red brick. L plan. About 2 metres high. Continuous plinth. Regularly spaced flat buttresses. Rounded N corner. 2 banded brick gate piers at S end. Included for group value."



Figure 2 - The Application Site Close-Up

Surroundings

Two detached bungalows are located immediately to the south of the application site, these are 'The Orchard' and 'The Old Cottage'. These are relatively modern un-listed buildings. A small number of modern (likely 1980's) detached dwellings are located on the north-western side of New Inn Road. These properties have limited effect on the application site.



The grade II* listed St Nicholas Church is located to the south-east of the application site, indeed Hinxworth House is the former rectory and thus, historically, there has been a functional relationship between the two sites. There is a dense tree screen/shrubbery on the eastern boundary between the rear boundary of the application site and the flank/western boundary of the site of the church. This significantly limits intervisibility between the two sites.

Background

Pre-Application

A pre-application submission (ref. 21/02386/PREH) was made to the Council in August 2021 seeking their preliminary advice regarding these proposals. The response to the pre-application was received in April 2022.

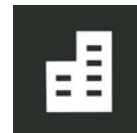
In the response, the planning officer concluded that there were no objections to the principle of an annexe in this location and that same did not raise any general planning concerns. The views of the Senior Conservation Officer were also expressed both during an on-site meeting and as part of the written response. His considerations were taken into account during the formulation of the proposals that were ultimately submitted to planning.

Planning Application Ref. 22/03214/FPH

Application ref. 22/03214/FPH was submitted to the Council in December 2022, and this proposed the following:

“Erection of a detached one-bedroom annexe with associated decking following the demolition of the existing summerhouse.”

The proposed scheme was largely as per that put forward as part of the pre-application submission, but further detail was provided regarding the precise positioning of the proposed annexe and its height relative to adjacent boundaries and nearby heritage assets. Information was also submitted regarding the potential impact of the development on adjacent trees and the strategy that was proposed to be taken in terms of their protection and the enhancement of boundary planting.



This application was approved by the Council on February 8, 2023, subject to a small number of conditions.

Planning Application Ref. 23/00794/FPH

A subsequent planning application was approved in May 2023 for a very similar to that approved above, albeit the proposed annexe was increase in footprint slightly Otherwise, it was at that approved in February 2023.

This application was approved by the Council on 15 May 2023, subject to the same conditions attached to the earlier application.

The Proposals

The proposal can be described as follows:

“Erection of a detached annexe with associated decking following the demolition of the existing summerhouse.”

The proposed detached annexe is exactly as per that previously approved under application ref. 23/00794/FPH. It is proposed to have a contemporary design based on an HufHaus design ‘ART Bungalow Sample 5’. It would have a flat roof with a maximum height of 3.9m when measured from ground level. The ground level on the site of the annexe is proposed to be reduced by approximately 300mm. Its height in context with nearby buildings is shown on drawing PL24A.

The proposal is to erect a detached one-bedroom annexe within the grounds of Hinxworth House to provide ancillary habitable accommodation. The annexe is not proposed to provide fully independent accommodation (i.e., a self-contained dwelling is not proposed) and would be reliant on the main house to a certain degree in terms of the sharing of facilities, access, car parking, amenity et.al. It would however provide a bedroom, bathroom, kitchen, living room enabling a degree of independence from the residents of the main dwelling.

The proposed annexe would be positioned to the north-east of the main dwelling at the rear near to the north-eastern boundary of the site. It would replace an existing summerhouse which is currently in-situ.

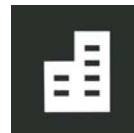


Figure 3 - HufHaus ART Bungalow Sample 5 Visual

Policy Background

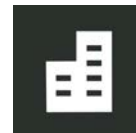
Applications for planning permission should be determined in accordance with the development plan unless material considerations indicate otherwise. The development plan for the area comprises the **North Herts District Local Plan 2011-2031** (adopted November 2022).

Policies relevant in this case are:

- Policy SP2: Settlement Hierarchy and Spatial Distribution
- Policy SP5: Countryside & Green Belt
- Policy SP9: Design and Sustainability
- Policy SP13: Historic Environment
- Policy T2: Parking
- Policy D1: Sustainable Design
- Policy D3: Protecting Living Conditions
- Policy HS6: Relatives' and Dependents' Accommodation
- Policy HE1: Designated Heritage Assets
- Policy HE4: Archaeology

The following additional documents are also relevant:

- Vehicle Parking at New Development SPD September 2011



The **National Planning Policy Framework** (2024) sets out planning policies for England and how these are expected to be applied. The Framework places at its heart an emphasis on granting planning permission for sustainable development; sustainable development being that which contributes to economic, environmental and social ambitions. The online **Planning Practice Guidance** is also a material planning consideration where relevant.

Planning Discussion

Principle of Development

The principle of the erection of a detached annexe on this site has been established through the grant of planning permission ref.23/00794/FPH which was granted on 15 May 2023. Accordingly, there should be no objection to the principle of development.

Effect on Designated Heritage Assets and Visual Impact

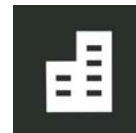
Discussion

As per the extant consent, the proposed annexe is inspired by a HufHaus design ('ART Bungalow Sample 5') and is proposed to be positioned in the north-eastern corner of the site, adjacent to the grade II listed wall which forms the boundary to Ashwell Road, and the eastern boundary to the grade II* listed Church of St Nicholas. It would be exactly as per that previously approved under application ref.23/00794/FPH and, as found in respect to that application, the proposed would not be harmful to the setting or historic significance of the grade II listed Hinxworth House or its listed boundary wall, nor would it be harmful to the character and appearance of the Hinxworth Conservation Area.

With respect to the effect on the grade II* listed Church of St Nicholas, the annexe would be largely shielded from views from within the churchyard by the existing dense tree/shrubbery belt that forms the boundary between the application site and the churchyard. Additional tree/shrub planting is proposed to this area to further strengthen the protection that this offers and ensure that the proposals would not alter the way that the listed church or its setting is experienced.

Summary

In all it is considered that the proposed annexe would preserve the setting of nearby listed buildings, and the character and appearance of the Hinxworth Conservation Area in



accordance with statutory requirements and would have limited visual implications overall.

Other Matters

The proposals do not raise any new planning issues not previously considered as part of the extant consent.

Summary & Conclusions

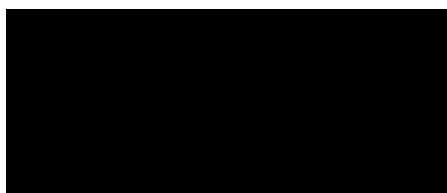
This letter supports an application for planning permission for the erection of a detached annexe within the grounds of Hinxworth House which is a grade II listed building. The application follows two earlier grants of planning permission for a proposed annexe; the second of which is identical to the scheme put forward under this application.

As set out in the foregoing, the principle of development has already been established under the extant consent, and it is not considered that the proposals would be harmful to the setting of any of the adjacent listed buildings or the special character of this part of the Hinxworth Conservation Area.

There are no other material considerations weighing against the proposals and it is hereby respectfully requested that planning permission be granted.

Please contact me if you require any further information in order to determine this application.

Yours sincerely,



Tom Donovan BA (Hons) MA MRTPI, Director

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