

DELEGATED FILE NOTE

CASE OFFICER: ...Henry Thomas.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/01571/FPH	Installation of external decks and verandas with canopy over, alterations to existing fenestration to include first floor French window and Juliet balcony, and insertion of rooflights to existing east and west side elevation roofslopes.	Howletts Farm Gas Lane Barkway Hertfordshire SG8 8ET

Submitted Plan Nos

100_01 100_02 100_03

1.0 Policies

D1	Sustainable design
D2	House exts, replcmnt dwellings outbuild
D3	Protecting living conditions
SP1	Sustainable development in North Herts
SP9	Design and Sustainability
CGB1	Rural Areas beyond the Green Belt.
CGB4	Exist buildings in the RA Beyond GB
T2	Parking
SECN12	Achieving well-designed places
SECN14	Meeting climate change,coastal,flooding

2.0 **Site History**

2.1 **25/00942/FPH** – Erection of detached 4-bay garage.

Condition Permission.

2.2 **19/00762/FPH** – Extension to existing barn.

- Condition Permission.**
- 2.3 **11/01558/1HH** - Steel portal garage/workshop adjoining existing garage/workshop
Conditional Permission.
- 2.4 **06/02669/1HH** - Rear conservatory and veranda following demolition of existing conservatory. Erection of side veranda.
Conditional Permission.
- 2.5 **05/00862/1PUD** – Erection of detached garage/store.
Granted.
- 2.6 **01/00298/1HH** – Rear Conservatory
Conditional Permission.
- 2.7 **00/00109/1** - Retention of bungalow (fronting Gas Lane) otherwise than in accordance with objection imposed by Section 106 Agreement (relating to its occupancy and enlargement)
Granted.
- 2.8 **98/01133/1HH** - Double garage, laundry, kitchen, wc and porch with two fitness rooms and bathroom within roofspace (as a variation to Planning Permission reference number 97/0316/1HH granted 29th May 1997) (as amended by drawing
Insfee.
- 2.9 **97/00316/1HH** - Double garage and laundry room with fitness room within roofspace.
Insfee.
- 2.10 **92/01045/1** - Single storey side extension to existing bungalow.
Conditional Permission.
- 2.11 **91/00863/1** - Retention of detached dwelling otherwise than in compliance with the requirements of condition 3 of planning permission Ref No. 1/1214/87 granted on 29th June 1988 (requiring demolition of existing bungalow on the site within a period of 3 months of the first occupation of the new dwelling).
Conditional Permission.
- 2.12 **87/01214/1** - Erection of replacement dwelling and garage as a variation of previous permission 1/866/85 (619)
Conditional Permission.
- 2.13 **85/01336/1** - Erection of entrance gates.
Conditional Permission.
- 2.14 **85/00866/1** - Detached garage/barn.
Conditional Permission.
- 2.15 **75/01057/1** - Outline Application for the erection of a dwellinghouse and garage.

Refused.

2.16 **75/00363/1** - Continued use of site for caravan.

Refused.

3.0 **Representations**

3.1 **Site Notice and Neighbour Notification** – None received.

3.2 **Barkway Parish Council** – No objection.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 Howletts Farm is located to the south-east edge of Barkway. The site is accessed via Gas Lane and Nuthampstead Road. The application site is located outside the settlement boundary for Barkway and within the Rural Area Beyond the GreenBelt. The site is bordered by a bungalow and garage to the north of the site.

4.1.2 Howlett's Farm consists of a two-storey farmhouse and a 1.5 storey detached annexe / garage building served by a circular driveway. To the south of the farmhouse lies a disused former farm worker dwelling and vehicle workshop / garage.

4.2 **Proposal**

4.2.1 The proposal seeks to renovate the disused dwelling to the south of the farmhouse. The proposed works include the installation of external decks and verandas with canopy over, alterations to existing fenestration to include first floor French window and Juliet balcony, and insertion of rooflights to existing east and west side elevation roofslopes..

4.2.2 The proposed materials are brick plinth and timber cladding to match existing, pantile roof and a felt canopy roof with glass balustrade.

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 resultant impact on the character and appearance of the area.
- The impact that the proposed development would have on the living conditions of neighbouring properties.
- The impact that the proposed development would have on car parking provision in the area.
- The impact that the proposed development would have on the environment.
- The impact that the proposed development would have on the Rural Area Beyond the GreenBelt.

Principle of the proposed development

- 4.3.2 This site is located outside of the settlement boundary of Barkway, within a rural context which falls outside of the category A, B and C settlements and is an area protected by the designation of Rural Area Beyond the GreenBelt. Under Policy CGB1 there is a presumption against new development. The criteria of Policy CGB1 states:

In the Rural Areas beyond the Green Belt, as shown on the Policies Map, planning permission will be granted provided that the development:

- a) Is infilling development which does not extend the built core of a Category B village;*
- b) Meets a proven local need for community facilities, services or affordable housing in an appropriate location;*
- c) Is strictly necessary for the needs of agriculture or forestry;*
- d) Relates to an existing rural building;*
- e) Is a modest proposal for rural economic development or diversification; or*
- f) Would provide land or facilities for outdoor sport, outdoor recreation and cemeteries that respect the generally open nature of the rural area.*

- 4.3.3 The proposal seeks to renovate and extend an existing building within the curtilage of an existing dwelling within the Rural Area Beyond the Green Belt. As such, Policy CBG1 d) is then supported by policy CGB4 which provides further guidance for existing buildings within the Rural Area beyond the Green Belt. Stating that:

- a) Planning permission for the re-use, replacement or extension of buildings in the Rural Area beyond the Green Belt will be granted provided that:*
- b) Any existing building to be converted for re-use does not require major extension or reconstruction;*
- c) The resultant building(s) do not have a materially greater impact on the openness, purposes or general policy aims of the Rural Area beyond the Green Belt than the original building(s); and*
- d) Any outbuilding(s) are sited as close as possible to the main building(s) and visually subordinate to them.*

- 4.3.4 This proposal is therefore considered against clause C of CGB4. The proposed extensions to the dwelling would be single storey and subordinate in scale and roof form. The proposed materials would be sympathetic and would ensure its subservience and would respond positively to the host dwelling and to the site's local context within the Rural Area Beyond the Green Belt.

- 4.3.5 The proposal therefore complies with Policy CGB1 and CGB4 of the Local Plan.

Design and Appearance

- 4.3.6 Policy D1 of the Local Plan states that development will be granted provided the design of the development appropriately and positively responds to the site's local context together with other criteria to encourage a positive and sustainable form of development. Policy D2 of the Local Plan requires extensions to houses and the erection or replacement of buildings to incorporate 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.

- 4.3.7 The proposed design, scale and materials are considered appropriate for a dwelling within a rural location and would respond positively to the site's context. The dwelling is set into the site and would not be visible from the public realm.
- 4.3.8 The proposal therefore complies with Policy D1, D2 and HE1 of the Local Plan and Section 12 and 14 of the NPPF.

The impact of the development on living conditions

- 4.3.9 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.
- 4.3.10 The proposed development would be set off the boundary with any neighbouring properties.
- 4.3.11 The application site is a large area, which would retain ample amenity space for future occupiers.
- 4.3.12 The proposal therefore complies with Policy D3 of the Local Plan.

Highway and parking matters

- 4.3.13 The proposal would retain the double garage and hardstanding to the front which provides ample parking. The proposal is therefore compliant with Policy T2.

Biodiversity Net Gain (BNG)

- 4.3.14 This is a householder development which is exempt from BNG legislation defined under article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015.

Environmental matters

- 4.3.15 The site is within Flood Zone 1 of the Environment Agency's Flood Map and therefore has a low risk of flooding. Surface water drainage issues could be dealt with by planning conditions.
- 4.3.16 Section 14 of the NPPF sets out how the planning system should support the transition to a low carbon future. The principles set out in Section 14 are reflected in Policy D1 of the North Herts Local Plan, which sets out that development proposal should take all reasonable opportunities to reduce energy consumption and waste, retain existing vegetation and propose new appropriate planting, and future proof for changes in technology and lifestyle.

4.3.17 The proposed development, would have no significant implications for the local environment in terms of carbon emissions. The proposed development would be generally in compliance with Section 14 of the NPPF and Policy D1.

4.4 **Conclusion**

4.4.1 The proposed development is considered acceptable and in accordance with Policies SP1, SP2, SP9, HS6, D1, D2, D3, CGB1, CGB4 and T2 of the NHLP 2011-2031 and Sections 2, 12 and 14 of the NPPF 2024.

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.

3. The residential annexe hereby renovated shall not be occupied at any time other than for purposes ancillary to the residential use of the dwellinghouse known as Howletts Farm.

Reason: To avoid the creation of a new dwelling contrary to the planning policies applicable to the area and to avoid the occupation of two separate dwellings by persons unconnected with each other and to comply with Policy HS6 of the North Hertfordshire Local Plan 2011 to 2031.

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  Anne McDonald	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 28 July 2025	