

## DELEGATED FILE NOTE

**CASE OFFICER:** ...Alex Howard.....

| APPLICATION<br>REFERENCE | BRIEF DESCRIPTION OF<br>DEVELOPMENT                                                                                                                                                                                                                                                                                                                    | APPLICATION SITE                                                                                          |
|--------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------|
| 25/02096/FPH             | Single storey side extension with glazed link to main dwelling and erection of single storey side porch, and re-opening of original window openings following demolition of existing side extension. Remove existing render and repair/re-pointing of existing brickwork with lime mortar and render (as amended by plans received 17th December 2025) | Friends Green Farm<br>Friends Green<br>Damask Green Road<br>Weston<br>Hitchin<br>Hertfordshire<br>SG4 7BU |

### **Submitted Plan Nos**

1178-10 1178-01 1178-02A 1178-03A 1178-04A 1178-05 1178-07 1178-09A 1178.06A Pr FF  
1178.08A Pr SF 1178.11A Loft Staircase

|        |                                         |
|--------|-----------------------------------------|
| SP5    | Countryside and Green Belt              |
| D1     | Sustainable design                      |
| D2     | House exts, replcmnt dwellings outbuild |
| D3     | Protecting living conditions            |
| HE1    | Designated heritage assets              |
| SECN12 | Achieving well-designed places          |
| SECN13 | Protecting Green Belt Land              |
| SECN16 | Conserve + enhance historic environment |

## 2.0 **Site History**

2.1 Extensive site history relating to the development of the main house and the wider site for other purposes. Relevant applications are as follows:

2.2 **25/00497/FPH** - Two storey side extension with porch following demolition of existing single storey side extension. Alterations to existing entrance porch fenestration. Removal of render from original house and repointing of exposed brickwork with lime render.

### **Withdrawn**

2.3 **25/00498/LBC** - Two storey side extension with porch following demolition of existing single storey side extension. Alterations to existing entrance porch fenestration. Removal of render from original house and repointing of exposed brickwork with lime render. Internal alterations to include installation of stairs to existing loft, relocation of kitchen, utility & WC and move first floor bathroom back to original position in first floor front room.

## **Withdrawn**

- 2.4 **15/01697/1HH** - Single storey side extension (as amended by drawing BDS1516/06/1/B received 18/08/2015)

### **Conditional Permission**

- 2.5 **15/01721/1LB** - Single storey side extension (as amended by drawing BDS1516/06/1/B received 18/08/2015)

### **Conditional Permission**

## 3.0 **Representations**

- 3.1 **Neighbour Representations and Site Notice** – None received.
- 3.2 **Weston Parish Council** – None received.
- 3.3 **Conservation Officer** – Following correspondence with the applicant and the submission of further details, no objections are raised subject to conditions.

## 4.0 **Planning Considerations**

### 4.1 **Site and Surroundings**

- 4.1.1 Friends Green Farmhouse is a grade II listed building located off Damask Green Road, Weston. Two barns to the north of the farmhouse (East Barn and West Barn) are also grade II. The list entry for the farmhouse is provided below:

*Farmhouse. C17 or earlier W wing, N wing c.1700, later infill in angle C18 or C19. Timber frame roughcast with steep pitched old red tile roofs. A compact rectangular house near roadside facing W with 1 1/2-storeys W wing with 2 windows, 2 gabled dormers at the eaves, gabled projecting porch to lobby entrance beside large internal chimney with moulded brick capping to stack below 3 square shafts in line across the ridge the outer ones set diagonally, 2-lights flush casement windows. Ground floor probably has brick casing under the roughcast. 2-storeys, 2 windows higher N wing has NE corner fireplace to chimney now enclosed by 2-storey hipped and gabled infill in angle. Interior has axial beams, stair with splat balusters in SW corner of N wing.*

- 4.1.2 The site is also within the Green Belt.

### 4.2 **Proposal**

- 4.2.1 Planning permission is sought for a single storey side extension with glazed link to main dwelling and erection of single storey side porch, and re-opening of original window openings following demolition of existing side extension. Remove existing render and repair/re-pointing of existing brickwork with lime mortar and render.

### 4.3 **Key Issues**

- 4.3.1 The key issues in this case are the principle of development in the Green Belt, impact on heritage assets, design, and impact on the reasonable living conditions of neighbours.

Principle of Development in the Green Belt

- 4.3.2 The site is within the Green Belt. Therefore, the provisions of Policy SP5 of the Local Plan and Section 13 of the NPPF are relevant. Paragraph 153 of the NPPF states that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in 'very special circumstances'. Paragraph 154 of the NPPF set out those instances where there are exceptions to inappropriate development in the Green Belt; which are as follows:

*"154. Development in the Green Belt is inappropriate unless one of the following exceptions applies:*

*c) the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building;"*

- 4.3.3 In relation to Green Belt matters, this is primarily regarding the single storey side extension with glazed link to main dwelling and erection of single storey side porch, following the demolition of existing side extension. The agent has submitted that the proposal has been designed to be subservient to the original building and has provided the following floor space analysis:

- *Existing GIA (Gross Internal Area): 217m<sup>2</sup>*
- *Demolition of existing extension: -17m<sup>2</sup>*
- *Proposed extension (including link): 46m<sup>2</sup>*
- *Net Increase: 29m<sup>2</sup>*

*This represents a net increase of only circa 13% over the existing dwelling. Even when measured against the "original" (1948) footprint, the cumulative increase remains well within the thresholds typically considered "proportionate" by the Authority".*

- 4.3.4 Moreover, the existing footprint of the building is approx. 119 sqm and the proposed footprint is approx. 160sqm, representing an increase of approx. 34%. As such, having considered the above justification and confirmed the accuracy of the floor space calculations, it is considered that the proposed single storey side extension with glazed link to main dwelling and erection of single storey side porch, following the demolition of existing side extension would not result in a disproportionate addition over and above the size of the original building, in accordance with Paragraph 154c) of the NPPF. The proposal is therefore not inappropriate development in the Green Belt and there is no requirement to assess the impact on openness or the purposes of the Green Belt.

- 4.3.5 This is in accordance with Policy SP5 of the Local Plan and Section 13 of the NPPF.

Impact on Heritage Assets

- 4.3.6 As stated above, the building is Grade II listed. Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that where considering whether to grant planning permission for development which affects a listed building or its setting special regard shall be had to the desirability of preserving the building or its setting or any features of special architectural interest which it possesses.

- 4.3.7 Policy SP13 of the Local Plan states that *“When considering the impact of a proposed development on the significance of a designated heritage asset, great weight will be given to the asset’s conservation and the management of its setting”*. This reflects paragraph 212 of the NPPF which stipulates that great weight should be given to the conservation of designated heritage assets, such as listed buildings. Policy HE1 of the Local Plan states that *“Planning permission for development proposals affecting Designated Heritage Assets or their setting will be granted where they: c) Will lead to less than substantial harm to the significance of the designated heritage asset, and this harm is outweighed by the public benefits of the development, including securing the asset’s optimum viable use”*.
- 4.3.8 The Council’s Conservation Officer has been extensively involved in this proposal, providing initial comments on the 28<sup>th</sup> October 2025 largely supporting the scheme subject to clarification on the internal staircase to the 2<sup>nd</sup> floor and a number of conditions. The applicant/agent went away and provided further internal details of the proposed staircase for the Conservation Officer to consider. On the basis of those details, the Conservation Officer provided a second formal response on the 13<sup>th</sup> January 2026, with no objections subject to conditions concluding that the development will generally satisfy the provisions of Sections 16(2) for ref: 25/02097/LBC and 66(1) for ref: 25/02096/FPH of the Planning (Listed Buildings and Conservation Areas) Act 1990 and the aims of Section 16 of the NPPF and Policy HE1 of the North Hertfordshire Local Plan 2011-2031.
- 4.3.9 As such, the proposed development under this householder application is considered acceptable and will not occasion harm to the listed building’s special character or setting, accordance with the Policy HE1 of the Local Plan and Section 16 of the NPPF.

#### Design

- 4.3.10 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. Policy D2 of the Local Plan states that planning permission for house extensions will be granted if the extension is sympathetic to the existing house in height, form, proportions, roof type, window details, materials; the orientation of the main dwelling and if it does not dominate adjoining properties. These considerations are echoed in Section 12 of the NPPF.
- 4.3.11 The proposal comprises several elements, namely a single storey side extension with glazed link to main dwelling and erection of single storey side porch, and re-opening of original window openings following demolition of existing side extension. The extension and glazed link would sit to the east of the host building, appearing as a subservient outbuilding with lower ridge/eaves height and suitable detailing. The glazed link is modest and set back from the side elevation, and the new porch is a modest addition replacing the side extension to be demolished. It is also proposed to remove existing render and repair/re-pointing of existing brickwork with lime mortar and render.
- 4.3.12 The proposal is considered acceptable in design terms. The form, scale and appearance of the proposed extension, link and porch have been considered acceptable by the Conservation Officer, subject to several conditions covering materials on the corresponding LBC application. As such, it would be difficult to justify that the development is unacceptable in planning terms given that it is deemed to not result in harm to the listed building. The development will not be visible from the highway, given its set back location and existing landscaping.

- 4.3.13 As such, the proposed development is acceptable in design terms and the scheme is considered in accordance with Policy D1 and D2 of the Local Plan, as well as Section 12 of the NPPF.

#### Impact on Neighbours

- 4.3.14 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.
- 4.3.15 Given the nature of the development and the location of the proposal, the scheme is unlikely to result in any material harm to the reasonable living conditions and well-being of neighbours. The side extension will be visible from West Barn to the north of the site but owing to the separation distance and orientation, this will not be adversely overbearing or result in material loss of light.
- 4.3.16 This is in accordance with Policy D3 of the Local Plan.

#### 4.4 **Conclusion**

- 4.4.1 The proposed development is considered acceptable in planning terms, in accordance with Policies D1, D2, D3 and HE1 of the Local Plan, as well as Section 12, 12 and 16 of the NPPF.

#### 4.5 **Alternative Options**

- 4.5.1 N/A.

#### 4.6 **Pre-Commencement Conditions**

- 4.6.1 N/A. The pre-commencement conditions are covered under the corresponding LBC application (ref: 25/02097/LBC)

#### 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. The Council acted proactively through positive engagement with the applicant during the determination process which led to improvements to the scheme. 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.

|                                                                                                                                                                                                                                                         |                                                                                                                                                                                   |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <div data-bbox="231 752 335 790">Signed</div> <div data-bbox="263 972 533 1072"></div> <div data-bbox="231 1070 496 1144">Shaun Greaves<br/>Determining Officer</div> | <div data-bbox="770 786 1240 1023">Development Management<br/>North Hertfordshire District Council<br/>Council Offices<br/>Gernon Road<br/>Letchworth<br/>Herts<br/>SG6 3JF</div> |
| <div data-bbox="231 1144 536 1182"><b>Date:</b> 22 January 2026</div>                                                                                                                                                                                   |                                                                                                                                                                                   |