

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/00867/FP	Erection of scout hut following demolition of existing scout hut.	Scout Hut Church End Barley Hertfordshire SG8 8JW

Submitted Plan Nos

268-01 268-02 268-03-V1

1.0 Policies

D1	Sustainable design
D3	Protecting living conditions
HE1	Designated heritage assets
HE4	Archaeology
SP9	Design and Sustainability
NE4	Biodiversity and geological sites
SECN12	Achieving well-designed places
SECN16	Conserve + enhance historic environment

2.0 **Planning History**

- 2.1 **23/01763/FP** - Installation of two metal storage containers, one to provide storage and the other to provide storage and changing facilities for sports/events, following removal of existing storage container.

Conditional Permission

- 2.2 **20/01046/FP** - Erection of single storey building to provide changing facilities for sports/events.

Conditional Permission

3.0 **Representations**

- 3.1 **Site Notice and Neighbour Consultation** – 27 interested parties commented on this application, stating their support for the proposal.
- 3.2 **Barley Parish Council** – Supportive in principle of the proposal, subject to further consideration of matters such as materials and construction management. Refers to other matters outside the scope of planning control, such as ownership and leases.
- 3.3 **North Herts Ecologist** – No objection subject to statutory BNG condition.
- 3.4 **Natural England** – None received.
- 3.5 **HCC Archaeology** – None received.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

- 4.1.1 The site is the Barley Scout Hut, located on the north side of Church End, Barley. The site comprises the existing scout hut building, a parking area in front and a small area of grass to the sides and rear. The building has a rectangular footprint and is clad in feather edged boarding and plain tiles.
- 4.1.2 The site is within the settlement boundary of Barley, is within the Barley Conservation Area, the Barley Archaeological Area, a Local Wildlife Site, and is within relatively close proximity to a number of listed buildings.

4.2 **Proposal**

- 4.2.1 Planning permission is sought for the erection of a scout hut following demolition of existing scout hut.
- 4.2.2 The existing building is approx. 16.0m wide and 8.0m deep, with a dual-pitched roof measuring approx. 3.0m to eaves and 6.0m to ridge. The building is finished in dark coloured feather edged boarding and plain tiles.
- 4.2.3 The scheme seeks to demolish the existing building and erect a replacement. The buildings primary footprint would largely resemble the existing, approx. 16.0m wide and 9.0m deep, with a dual-pitched roof measuring approx. 3.5m to eaves and 6.2m to ridge. The new building would incorporate two single storey additions to the front and rear, with the front element measuring approx. 4.0m deep and 12.5m wide, comprising a modest gable end and lean-to roof with a maximum ridge height of approx. 4.7m. The rear element would comprise a flat roof, measuring approx. 5.0m deep and 11.0m wide, and approx. 3.2m in height. The building would be finished in composite cladding, grey roof tiles and plain windows and doors, with 4NO rooflights on the rear facing roof slope and solar panels on the front facing roof slope. The building would largely retain the form, proportions and scale of the existing building which is to be demolished.

4.3 **Key Issues**

- 4.3.1 The key considerations are the principle of development, impact on designated heritage assets, impact on the character of the area, impact on the amenities of neighbours/future occupiers, ecology.

Principle of Development

- 4.3.2 The site is within the settlement boundary of Barley and there is no objection in principle to the replacement scout hut building.

Impact on Designated Heritage Assets

- 4.3.3 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”*. This is reinforced by paragraph 215 of the NPPF
- 4.3.4 The site is in the Conservation Area and within close proximity to a number of listed buildings. Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (LBCA Act) requires that in the exercise of planning powers, in conservation areas *“special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area”*. 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.
- 4.3.5 The building is largely replacing an existing building, albeit the new building will be 0.2m taller and incorporate additional single storey elements on its front and rear. The form and appearance of the building will largely remain, particularly from the front elevation. As such, it is considered that the proposal will not result in any impact or harms on the character and appearance of the Conservation Area, nor the setting of the closest listed buildings. This is in accordance with Policies SP13 and HE1 of the Local Plan and Section 16 of the NPPF.
- 4.3.6 In terms of the sites location within an Archaeological Area, and in the absence of a formal response from HCC Archaeology, it is considered that as this is largely a replacement building with modest additional footprint to the front and rear, it would be unreasonable to seek a full archaeological evaluation through a WSI, whether pre-determination or by condition. It is possible that when the scout hut was first developed, evaluation took place for this purpose, such that in this case the proportionate response is to have no further evaluation. This would accord with Policy HE4 of the Local Plan and Section 16 of the NPPF.

Design and Impact on the Character of the Area

- 4.3.7 Policy D1 of the Local Plan states that planning permission will be granted provided the development responds positively to the site's local context in addition to other criteria. Policy SP9 of the Local Plan further considers that new development will be supported where it is well designed and located and responds positively to its local context. These considerations are echoed in Section 12 of the NPPF.
- 4.3.8 The proposed replacement building would largely resemble the existing, approx. 16.0m wide and 9.0m deep, with a dual-pitched roof measuring approx. 3.5m to eaves and 6.2m to ridge. The new building would incorporate two single storey additions to the front and rear, with the front element measuring approx. 4.0m deep and 12.5m wide, comprising a modest gable end and lean-to roof with a maximum ridge height of approx. 4.7m. The rear element would comprise a flat roof, measuring approx. 5.0m deep and 11.0m wide, and approx. 3.2m in height. The building would be finished in composite cladding, grey roof tiles and plain windows and doors, with 4NO rooflights on the rear facing roof slope and solar panels on the front facing roof slope. The building would largely retain the form, proportions and scale of the existing building which is to be demolished.
- 4.3.9 The proposal is considered acceptable in design, form and appearance. The increases in height are modest and whilst the footprint will increase somewhat, these are single storey additions which will improve the functionality of the Scout Hut. The proposal responds well to the site's traditional context and the proportions of the existing building. The building will not be wholly visible from the street scene, given its set back location. It is considered reasonable in condition that details of materials be submitted prior to commencement of development, given this is in a Conservation Area.
- 4.3.10 This is considered to respond well to the site's local context, in accordance with Policies D1 and SP9 of the Local Plan and Section 12 of the NPPF

Impact on the Amenities of Neighbours/Future Occupiers

- 4.3.11 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.
- 4.3.12 The development, given its largely identical height compared to the existing and the modest single-storey additions, is unlikely to result in any materially adverse impact upon the reasonable living conditions and well-being of neighbours. Future occupiers, in this case members of the scouts, will be able to use a more modern and functional space which has been suitably developed.
- 4.3.13 The proposal is deemed to comply with Policy D3 of the Local Plan and Section 12 of the NPPF.

Ecology

- 4.3.14 The site is within a Local Wildlife Site, but this is largely relating to bats. The application is submitted with an Ecology Report and BNG Report. The Council's Ecologist has considered these details and has no objections on ecological grounds subject to the inclusion of the statutory 10% BNG condition. Given this is within a rural area, it is considered reasonable to enforce a condition that a bat/bird box is incorporated into the scheme.

4.3.15 This is considered in line with Policy NE4 of the Local Plan.

Other Matters

4.3.16 Whilst the Highway Authority have not been consulted on this application given its nature, it is considered that a condition covering the submission of a Construction Method Statement prior to commencement should be enforced on this decision, given the tight site constraints and other operational requirements, as remarked by the Parish Council.

4.3.17 It is also considered reasonable to condition that no external lighting shall be installed without the formal approval of the LPA, given the LWS with bats nearby, and also to restrict the playing of amplified music after 11pm in the interests of neighbour amenity.

4.4 **Conclusion**

4.4.1 The proposal is considered acceptable and accords with the relevant local and national planning policies.

4.5 **Alternative Options**

4.5.1 N/A

4.6 **Pre-Commencement Conditions**

4.6.1 The applicant/agent are in agreement with the proposed pre-commencement conditions.

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. Details and/or samples of materials to be used on all external elevations and the roof of the development hereby permitted shall be submitted to and approved in writing by the Local Planning Authority before the development is commenced and the approved details shall be implemented on site.

Reason: To ensure that the development will have an acceptable appearance which does not detract from the appearance and character of the surrounding area and to comply with Policy D1 of the North Hertfordshire Local Plan 2011 to 2031.

4. 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 CMS. The Construction Management Statement shall include details of:

Access arrangements to the site.

Traffic management requirements.

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.

Reason: In order to protect highway safety and the amenity of other users of the public highway and rights of way in accordance with Policy T1 of the North Herts Local Plan 2011 - 2031.

5. The development hereby permitted shall incorporate 1 bird/bat box which shall be installed prior to the first use of the development and retained permanently thereafter.

Reason: in the interests of biodiversity and ecological enhancement, in accordance with Policy NE4 of the Local Plan.

6. There shall be no external lighting unless otherwise agreed in writing by the local planning authority.

Reason: In the interests of the appearance of the locality within the countryside and the amenities of neighbouring properties, in accordance with Policies D1 and D3 of the North Herts Local Plan 2011 - 2031

7. No amplified music shall be played after 11:00pm at any time in association with the development hereby permitted.

Reason: to protect the amenities of the immediate neighbours and in line with Policy D3 of the North Herts Local Plan 2011 - 2031

Biodiversity Net Gain

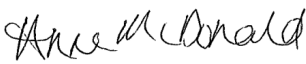
1. The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for the development of land in England is deemed to have been granted subject to the condition "(the biodiversity gain condition)" that development may not begin unless:
 - (a) a 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  Anne McDonald	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 22 January 2026	