

DELEGATED FILE NOTE

CASE OFFICER: ...Thomas Howe.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/01265/FPH	Two storey front extension. Internal opening to combine the two dwellings into one single unit. Alterations of existing front porch roof. Insertion of front rooflight following removal of existing rooflight. External cladding and alterations to fenestration.	The Old School Ley Green Kings Walden Hitchin Hertfordshire SG4 8LX

Submitted Plan Nos

LocationPlan OS0001-1C OS0002-1C OS0003-1C OS0004-1C OS0005-1C OS0006C

1.0 Policies

SP5 Countryside and Green Belt

D1 Sustainable design

D2 House exts, replcmnt dwellings outbuild

D3 Protecting living conditions

T2 Parking

SECN12 Achieving well-designed places

SECN13 Protecting Green Belt Land

SECN14 Meeting climate change, coastal, flooding

2.0 **Site History**

2.1 09/00369/1HH - Single storey rear extension and raising of roof by 0.9 metres on existing rear extension. Replacement pitched roof front porch. – Conditional Permission

2.2 79/02082/1 - Conversion of school into 4 bedroom house and erection of detached double garage – Conditional Permission

3.0 **Representations**

3.1 Neighbour Representations – None received.

3.2 Parish Council – No Comments received.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The Old School comprises a large, detached property off Ley Green. The site is brushed over by the Green Belt.

4.2 **Proposal**

4.2.1 Planning Permission is sought for:

- ☐ Two storey front extension.
- ☐ Internal opening to combine the two dwellings into one single unit.
- ☐ Alterations of existing front porch roof.
- ☐ Insertion of front rooflight following removal of existing rooflight.
- ☐ External cladding and alterations to fenestration.

4.3 **Key Issues**

- 4.3.1 **Principle:** The site is in the Green Belt. It is unclear what the original structure is/was, and it is therefore difficult to confirm the specific original scale of the building. The proposal seeks to enlarge the existing structure by approximately 5%. I consider that this would not be disproportionate and would comprise an exception under Section 13 of the NPPF. Policy SP5 of the Local Plan would therefore be complied with.
- 4.3.2 **Design:** The proposed built form and materials would be broadly similar to the existing and would be traditional in appearance, no detrimental impact upon the character and appearance of the dwelling as seen from the street scene. Complies generally with Policy D1 of the Local Plan.
- 4.3.3 **Impact on the street scene:** The works to extend the property are to the front of the dwelling and would therefore be visible from the public realm. Given the modest scale of the enlargements, I do not consider that the extensions and other external alterations would be harmful. The appearance of materials of construction would be traditional and would not harm local character. I do not consider that the integration of the two properties would be harmful to local character owing to the history of the site seeming to support the main dwelling rather than two dwellings on this site. It is therefore considered that there would be no detrimental impact to street scene.
- 4.3.4 **Impact on neighbours:** None. Would not project significantly beyond the existing elevations of the neighbouring dwellings. Therefore, impacts to light and dominance would not be unacceptable. Outlook would be similar to existing, and therefore privacy concerns are not considered to arise. Noise generation is not considered to arise that would be adverse when compared to the existing arrangement. No neighbour objections received. Complies with Policy D3 of the Local Plan.
- 4.3.5 **Parking:** No loss of parking on-site. Complies with T2 of the Local Plan.
- 4.3.6 **BNG:** Exempt from BNG requirements.
- 4.3.7 **Climate change:** Due to the small scale of the proposals and the sustainable location there would be minimal impact on 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.

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: 3 July 2025	
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