

DELEGATED FILE NOTE

CASE OFFICER: ...Tom Rea.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/01474/FPH	Erection of shed and installation of raised decking, hot tub, sauna and graveltrap shower following removal of existing greenhouse and timber shed.	The Clock Barn Maydencroft Lane Gosmore Hitchin Hertfordshire SG4 7QD

Submitted Plan Nos

1147 - 01a 1147 - 02 1147 - PL01a

1.0 Policies

2.0 **Site History**
See history sheet

3.0 **Representations**

3.1 St. Ippolyts Parish Council: No reply

3.2 Site Notice / Adjacent occupiers: No responses

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

Converted barn and grounds on the south west side of Gosmore village. The house is within the CA (but not listed) whilst the garden area the subject of this application is outside of the CA. The site is within the Green Belt

4.2 **Proposal**

4.2.1 Erection of shed and installation of raised decking, hot tub, sauna and graveltrap shower following removal of existing greenhouse and timber shed.

4.3 **Key Issues**

4.3.1 Green Belt

Paragraph 154 c) of the Framework sets out various exceptions to inappropriate development in the Green Belt including :

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;

It is considered that the incidental garden buildings and structures can be considered as extensions under this paragraph. In this case the various incidental structures, even cumulatively, result in relatively little additional built development on the site so as not to constitute disproportionate additions to the dwelling. According the proposals are not considered inappropriate development in the Green Belt.

The proposals would also, because of their very small scale and containment within a domestic garden, not result in any encroachment into the Green Belt or any visual or spatial harm to the openness of the Green Belt.

4.3.2 Design and layout

The proposals involve the installation of several incidental garden buildings and structures that are appropriate in this domestic setting. The design and appearance of the structures is acceptable and complies with Policies D1 and D2 of the Local Plan.

4.3.3 Impact on heritage assets

4.3.4 The developments are very minor and would have very limited, if any, visual impact outside of the immediate garden setting. The impact on the adjacent conservation area would be neutral in my opinion. The listed buildings to the north are too distant for their setting to be affected. The development will have no adverse impact on heritage assets and therefore complies with Policy HE1 of the Local Plan.

4.3.5 Impact on neighbours

4.3.6 There would be no impact on neighbours as a result of the small scale of the development. Complies with Policy D3 of the Local Plan.

4.3.7 BNG and climate change

4.3.8 By reason of its small scale the development would have no impact on Local Climate change. Proposals are exempt from BNG legislation.

4.4 **Conclusion**

4.4.1 Acceptable in planning terms.

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.

Biodiversity Net Gain

1. This development is not subject to the statutory Biodiversity Gain Plan condition because it is considered exempt under the statutory exemptions (<https://www.gov.uk/guidance/biodiversity-net-gain-exempt-developments>) or transitional arrangements in respect of the biodiversity gain condition.

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: 15 July 2025	