

DELEGATED FILE NOTE

CASE OFFICER: ...William Thompson.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
26/00247/S73A	Variation of condition 2 (revised plans) of planning permission 22/02296/FPH granted 24.11.2022 for erection of detached double carport including creation of driveway. (Development partially carried out).	Bibbsworth Hall Farm Bibbs Hall Lane Kimpton Hitchin Hertfordshire SG4 8EN

Submitted Plan Nos

1-2500 Site Location Plan. 2026-01-6049-1 As 2026-01-6049-2 Proposed changes 22-BIBB-G1 As approved Floor and Elevations

1.0 Policies

D1	Sustainable design
D2	House exts, replcmnt dwellings outbuild

D3	Protecting living conditions
T2	Parking
HE1	Designated heritage assets
SECN12	Achieving well-designed places
SECN16	Conserve + enhance historic environment

2.0 **Site History**

2.1 22/02296/FPH - Erection of detached double carport including creation of driveway.

Conditional Permission

3.0 **Representations**

3.1 **Neighbour Consultation** – None received.

3.2 **Kimpton Parish Council** – No comments.

3.3 **Conservation Officer** – No objection subject to condition.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

- 4.1.1 The site is a two-storey dwelling with a pitched roof, which includes some outbuildings. The dwelling is a Grade II listed building. The site is in the countryside and has a rural agricultural character. Various now-vacant farm buildings adjoin the site to the west, and stables and a manure adjoin the site to the east. The closest dwellings are on the west side of the farm buildings. The site is washed over by the Green Belt.

4.2 **Proposal**

- 4.2.1 Variation of condition 2 (revised plans) of planning permission 22/02296/FPH granted 24.11.2022 for erection of detached double carport including creation of driveway. (Development already carried out).
- 4.2.1 The proposed changes are the removal of the log store, a slight reduction in depth and width and the introduction of barn style doors.

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 impact on the character and appearance of the area.
 - The impact of the proposed development on the living conditions of neighbouring properties.
 - Access and parking matters.
 - The impact of the proposed development on the environment.

Design and heritage

- 4.3.2 The proposed changes are the removal of the log store, a slight reduction in depth and width to a 6m-by-6m footprint and the introduction of barn style doors. The Council's Conservation Officer has not objected to the proposed changes in the development in terms of its impacts on the setting of the listed dwelling as a designated heritage asset. However, it is noted that the temporary, unauthorised doors should be replaced expediently. To this effect, a shorter time condition of 6-months shall be imposed for the completion of unfinished works. The car port remains a small and subordinate addition within the site and would have limited impacts on the character and appearance of the locality. The design is therefore acceptable.

- 4.3.3 This is considered to be in line with Sections 12 and 16 of the National Planning Policy Framework and Policies D1, D2 and HE1 of the Local Plan.

Impact on Neighbours

- 4.3.4 There are no dwellings near or adjoining the site. The proposed changes are minimal. Therefore, amenity will not be affected. Impacts on amenity are therefore acceptable.
- 4.3.5 This development is therefore considered to be in accordance with Policy D3 of the NHLP and Section 12 of the NPPF.

Highways and Parking:

- 4.3.6 The proposed changes would not affect on-site parking provision. The proposal complies with Policy T2 of the Local Plan.

Environmental Implications

- 4.3.7 The proposed development would be consistent with the criteria set out in Policy D1 of the NHLP '*Sustainable Design*'. There are no other significant environmental implications as a result of the proposed development.

Biodiversity Net Gain:

- 4.3.8 This is a form of development which is exempt from BNG Legislation, defined under article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015 due it falling under the scope of the 'de minimis' exemption.

4.4 **Conclusion**

- 4.4.1 In the absence of material planning reasons to the contrary it is my view that planning permission is **GRANTED**.

4.5 **Alternative Options**

4.5.1 None.

4.6 **Pre-Commencement Conditions**

4.6.1 None.

5.0 **Recommendation**

5.1 That planning permission be **GRANTED** subject to the following conditions

1. The existing unauthorised temporary doors shall be removed within 6 months of the date of this decision notice and replaced with doors in accordance with the approved plans. The applicant shall notify the Local Planning Authority upon completion of works.

Reason: To ensure that special regard is paid to protecting the setting of Bibbsworth Hall Farmhouse (grade II) under Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Policy HE1 of the Local Plan and to ensure the development is carried out in accordance with details which form the basis of this grant of permission and to address previously unauthorised works.

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: 5 May 2026	