

DELEGATED FILE NOTE

CASE OFFICER: ...Tabitha Kaye.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
26/00892/FPH	Rear roof extension to create gable end, insertion of front and side dormer windows and additional rooflights to facilitate additional accommodation at first floor level (amended plans received 18.06.26).	Treetops 20a Charlton Road Hitchin Hertfordshire SG5 2AE

Submitted Plan Nos

200 201 202 203 220 221 222 300 301 302 303 320 321

1.0 Policies

SECN12 Achieving well-designed places

SECN13	Protecting Green Belt Land
SECN14	Meeting climate change,coastal,flooding
SECN16	Conserve + enhance historic environment
SP5	Countryside and Green Belt
SP9	Design and Sustainability
SP13	Historic environment
HE1	Designated heritage assets
T2	Parking
D1	Sustainable design
D2	House exts, replcmnt dwellings outbuild
D3	Protecting living conditions

2.0 **Relevant Site History**

- 2.1 **17/00160/1HH:** First floor extension to create 4 bedroom dwelling with front porch following demolition of existing conservatory. **Withdrawn.**
- 2.2 **16/00797/1HH:** Single storey rear and side extension following demolition of existing conservatory. **Conditional Permission.**
- 2.3 **94/01247/1HH:** Single storey rear extension. **Conditional Permission.**
- 2.4 **93/00008/1:** Rear Conservatory. **Conditional Permission.**

3.0 **Representations**

- 3.1 **Site Notice and Neighbour Consultation** – None received.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

- 4.1.1 The application site accommodates a detached single-storey dwelling situated along Charlton Road, Charlton. The site is situated within a large plot which is at an elevated level above the neighbouring dwellings. The dwelling itself is set back into the plot and is well screened from the street view by boundary vegetation and its higher ground level.
- 4.1.2 The site is within the Charlton Conservation Area and is brushed over by the Green Belt.

4.2 **Proposal**

- 4.2.1 Rear roof extension to create gable end, insertion of front and side dormer windows and additional rooflights to facilitate additional accommodation at first floor level.

4.3 **Key Issues**

- 4.3.1 The key issues for consideration are as follows:

- Impact on the Green Belt;

- Design and impact on the Historic Environment;
- Impact on neighbour amenity;
- Highways and parking matters;
- Impact on the environment;
- Biodiversity Net Gain (BNG).

Impact on the Green Belt

4.3.2 Policy SP5 of the North Hertfordshire Local Plan (NHLP) states that development proposals in the Green Belt will only be permitted where they would not result in inappropriate development, or where very special circumstances have been demonstrated. Policy SP5 is commensurate with Paragraph 154 of Section 13 of the NPPF, which states that development within the Green Belt is inappropriate unless it falls within one of the exemptions, 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.

4.3.3 The earliest plans available for the site are from the 94/01247/1HH permission. Based upon these plans, and the knowledge that the rear conservatory was an earlier addition under 93/00008/1, the 'original' Gross Internal Floor Area (GIA) of the dwelling was approximately 84 sqm. The dwelling was extended again in 2016 under 16/00797/1HH. In 2016, the GIA of the dwelling was approx. 139 sqm.

4.3.4 The proposed roof and dormer extensions under 26/00892/FPH would increase the GIA by approx. 45 sqm, bringing the total GIA to 184 sqm; an approximate 119% increase on original. While the increase in GIA would be significant, the proposal does not look to increase the footprint and would respect the existing design and proportions of the dwelling. As such, I do not consider the proposal to be a 'disproportionate' addition to the original dwelling.

4.3.5 Furthermore, the proposal would not contradict the five purposes of the Green Belt, as outlined by paragraph 143 of the NPPF, and would have a significant impact on openness, as required by paragraph 153. Taking each in turn:

a) to check the unrestricted sprawl of large built-up areas – the proposed development would be confined to the domestic curtilage of the dwelling and would not increase the footprint. Therefore, the proposal complies with 143(a);

b) to prevent neighbouring towns merging into one another – see above;

c) to assist in safeguarding the countryside from encroachment – see above;

d) to preserve the setting and special character of historic towns – the proposal would respect the existing character of the dwelling, and therefore would comply with 143(d);

e) to assist in urban regeneration, by encouraging the recycling of derelict and other urban land – N/A.

In relation to openness, the proposed development seeks to convert the existing roof space through a modest roof extension and provision of dormers. As such, the proportions of the dwelling would be retained. Therefore, the proposed development would not have an adverse impact on openness.

Design and Impact on the Historic Environment

- 4.3.6 Policies D1 and D2 NHLP require that development proposals respond positively to the site's local context. Policy D2 specifies that extensions to houses should be sympathetic to the main dwelling in terms of scale, form and orientation. These policies are broadly consistent with Section 12 of the National Planning Policy Framework (NPPF).
- 4.3.7 Policy HE1 emphasises how permission will be refused where proposals would cause substantial harm or a loss of significance to a Heritage Asset - in this case, the Charlton Conservation Area - and permission should be refused unless it can be demonstrated that the proposal is necessary to deliver considerable public benefits to outweigh this harm or loss. Policy SP13 emphasises how great weight will be given to the potential harms to the significance of heritage assets, seeking their conservation and management of their setting. These policies comply with the LPA's statutory duty under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, and are broadly commensurate with Section 16 of the NPPF.
- 4.3.8 The proposed scheme is for a rear hip-to-gable roof extension and the provision of dormer windows to the front and side roof slopes. The roof extension would enable the roof space to be converted to habitable accommodation.
- 4.3.9 The alterations to the roof would retain the low level character of the dwelling. The proposed dormer windows would be modest in scale and proportionate to the scale of the dwelling. The hip-to-gable extension would be sited to the rear to lessen its impact on the character of the dwelling when viewed from the front. The dormer windows would be finished with the same external cladding as the existing ground floor extension for visual continuity. Therefore, the scale, siting and design of the proposal is acceptable, the character and appearance of the conservation area would be preserved and heritage significance unharmed.
- 4.3.10 Overall, the proposal is considered to accord with Policies D1, D2 and HE1 of the NHLP, as well as Section 12 of the NPPF.

Impact on Neighbours

- 4.3.11 Policy D3 of the Local Plan permits development which would not harm the amenity of neighbouring occupiers and encourages the use of mitigation measures where necessary. Policy D3 is generally reflected by the provisions of the NPPF.
- 4.3.12 The site is adequately distanced from neighbouring dwellings and therefore would not have an acceptable impact on existing residential amenity in accordance with Policy D3 of the NHLP and Section 12 of the NPPF.

Highways and Parking

- 4.3.13 The proposal would not impact existing parking arrangements on-site. The site would therefore provide adequate parking provision for a dwelling of this size, and complies with Policy T2 of the NHLP.

Environmental Implications

- 4.3.12 Policy D1 of the NHLP outlines the Council's commitment to supporting climate change mitigation through the requirement for schemes to incorporate the principles of 'sustainable design'; with which the proposal is commensurate with. Policy D1 is broadly consistent with the aims of Section 14 of the NPPF. There are no other environmental implications as a result of the proposed development.

Biodiversity Net Gain (BNG)

- 4.3.13 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 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  Shaun Greaves Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 23 June 2026	

