

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
26/00903/FPH	Single storey side/rear extension and removal of existing chimney. Installation steps and hardstanding. (amended plans received 05.06.2026)	19 Garden Fields Kimpton Hitchin Hertfordshire SG4 8RU

Submitted Plan Nos

076-EX-01-PL 076-EX-101-PL 076-EX-200-PL 076-EX-201-PL 076-EX-202-PL 076-EX-100-PL 076-101-
PL 076-201-PL 076-100-PL_ 076-202-PL 076--700-PL 076-202-PL

1.0 Policies

D1 Sustainable design

D2	House exts, replcmnt dwellings outbuild
D3	Protecting living conditions
NE2	Landscape
HE1	Designated heritage assets
SECN12	Achieving well-designed places
SECN14	Meeting climate change,coastal,flooding
SECN16	Conserve + enhance historic environment

2.0 **Site History**

2.1 No relevant site history.

3.0 **Representations**

3.1 **Neighbour Representations –**

1x Support:

- No Objection to the single storey elements. Considers modern take on additions is acceptable.
- Seeks wood cladding or natural materials
- Requests retention of chimney stack.

1x Representation:

- Generally doesn't oppose improvements to the dwelling.
- Queries impacts of development upon hedges and trees within the site.
- Seeks clarification of nature of works to trees.
- Emphasises importance of Hawthorn tree and Crab Apple Tree within plot.

3.2 **Parish Council** – No Comment.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 No. 19 comprises an end of terrace dwelling off Garden Fields, Kimpton. It is within the Kimpton Conservation Area and is to the west of listed buildings. The site features a layout whereby the dwelling is to the north, with the garden forming the southern part of the site.

4.2 **Proposal**

4.2.1 Planning Permission is sought for:

Single storey side/rear extension and removal of existing chimney. Installation steps and hardstanding (amended plans received 05.06.2026).

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 resultant impact on the character and appearance of the area.
- The impact that the proposed development would have on the living conditions of neighbouring properties.
- The impact that the proposed development would have on car parking provision in the area.
- The impact that the proposed development would have on the environment.

Design and Appearance:

4.3.2 Policy D1 of the Local Plan states that development will be granted provided the design of the development appropriately and positively responds to the site's local context together with other criteria to encourage a positive and sustainable form of development. Policy D2 of the Local Plan requires extensions to houses and the erection or replacement of buildings to incorporate design that is sympathetic to the main dwelling in terms of its scale, form and orientation and does not harm the character and appearance of the locality around the site. These policies are broadly consistent with Section 12 of the National Planning Policy Framework. 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 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. This policy is broadly consistent with Section 16 of the National Planning Policy Framework. Section 72 of the Planning (Listed Building and Conservation Areas) act 1990 emphasises that development should seek to the preservation or enhancement of the Conservation Area.

4.3.3 The proposed development would predominantly be set within private garden of No. 19, with obscured views from the public realm and surrounding roads. The form, layout and materiality of the extensions would result in the addition of a modern extension to a

traditional dwelling. The local planning authority is not opposed to new design approaches provided they respect and do not detract from local vernacular. It is considered that the use of wooden cladding would be an acceptable design choice, and this combined with the modest scale and the flat roofs, of the extensions is not considered to be harmful to the appearance of the dwelling and the wider conservation area.

- 4.3.4 The proposed development is therefore considered to be in compliance with Policies D1 and D2 of the Local Plan and the core principles set out within Section 12 of the National Planning Policy Framework. The potential impacts to the surrounding Conservation Area are considered to be acceptable, and the significance of this heritage asset will not be harmed. Policies HE1 and SP13 of the Local Plan 2011-2031 and Section 16 of the NPPF are considered to be complied with. The development is considered to comply with Section 72 of the Planning (Listed Building and Conservation Areas) act 1990. The design and appearance are therefore acceptable.

Impact on Neighbouring Properties:

- 4.3.5 Policy D3 of the Local Plan permits development that does not result in unacceptable harm to the amenity of neighbouring occupiers and where necessary encourages the use of mitigation measures to reduce these impacts. This is generally reflected by the provisions within the National Planning Policy Framework.
- 4.3.6 The modest scale of the extensions, and their location in relation to neighbouring dwellings is not considered to dominate or overshadow the windows and amenity spaces serving neighbouring properties. The single storey height is considered to mitigate any overlooking or loss of privacy. No neighbour objections were received, and any comments predominantly centred on the impacts to trees.
- 4.3.7 Given the above, it is considered that the proposed development would not result in unacceptable detrimental impact upon neighbouring occupiers and is therefore compliant with Policy D3 of the local plan and the aims of the National Planning Policy Framework.

Highways and Parking:

- 4.3.8 The proposed development would be served by a minimum of two parking spaces that are off-street, therefore impacts to parking provision locally would not be harmful.

Environmental Implications:

- 4.3.9 The proposed development, by virtue of its limited scale in general terms together with the sustainable location would have no significant implications for the local environment in terms of carbon emissions and therefore would be generally in compliance with Section 14 of the NPPF. It is noted that neighbour representations sought clarification of the nature of the tree works needed to enable the proposed works. A condition is attached to this permission to require the submission of a Methods Statement in relation to tree works, owing to the site's location within the Conservation Area and the need to undertake tree works as part of the landscaping. Subject to the suitable agreement and implementation of the methods statement, it is considered that the works hold a suitable relationship with the amenity of the Conservation Area.

Biodiversity Net Gain:

- 4.3.10 This is a householder application which is exempt from BNG Legislation defined under article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015.

4.4 **Conclusion**

- 4.4.1 The proposed development is considered acceptable and is considered to comply with the necessary provisions of the Local Plan policies and the National Planning Policy Framework. Grant conditional permission.

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.

3. Prior to the commencement of any external works, a Method Statement shall be submitted to and approved in writing by the local planning authority. Thereafter the construction of the development shall only be carried out in accordance with the approved Statement. The Method Statement shall address and detail any required works to and that will affect trees that are within or overhang the 'red line' site area.

Reason: In the interest of local amenity and neighbour amenity and the character and appearance of the conservation area in accordance with Policies D1 and HE1 of the North Hertfordshire Local Plan 2011-2031.

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: 24 June 2026	