

DELEGATED FILE NOTE

CASE OFFICER: ...Melissa Tyler.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
26/00741/FP	Erection of one self-build 4-bed dwelling including installation of air source heat pump and landscaping.	Gosmore End House Hitchin Road Gosmore Hitchin Hertfordshire SG4 7QH

Submitted Plan Nos

Location Plan W308 W302 W303 W304 Rev A W305 Rev B W306 W307

1.0 Policies

1.0 **Policies**

1.1 **North Hertfordshire District Local Plan 2011 – 2031**

Policy SP1: Sustainable Development in North Hertfordshire

Policy SP2: Settlement Hierarchy and Spatial Distribution

Policy SP6: Sustainable Transport

Policy SP8: Housing

Policy SP9: Design and Sustainability

Policy SP11: Natural Resources and Sustainability

Policy SP12: Green Infrastructure, Landscape and Biodiversity

Policy SP13: Historic Environment

Policy T1: Assessment of Transport Matters

Policy T2: Parking

Policy D1: Sustainable Design

Policy D3: Protecting Living Conditions

Policy D4: Air Quality

Policy NE4: Biodiversity and Geological Sites

Policy HE1: Designated Heritage Assets

1.2 **National Planning Policy Framework (July 2021)**

Section 2: Achieving sustainable development

Section 5: Delivering a sufficient supply of homes

Section 8: Promoting healthy and safe communities

Section 9: Promoting sustainable development

Section 11: Making effective use of land

Section 12: Achieving well-designed places

Section 14: Meeting the challenge of climate change, flooding and coastal change

Section 15: Conserving and enhancing the natural environment

Section 16: Conserving and enhancing the historic environment

1.4 **SPDs**

Vehicle Parking at New Development SPD (2011)

Design 2013

Sustainability 2025

3.0 **Representations**

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

3.2 **Hertfordshire Highways** – The Highway Authority does not consider that the proposal raises any material highway safety or capacity issues in relation to the public highway

network. Therefore, no objection is raised, and the Authority does not wish to provide further comment on the application.

- 3.3 **St Ippolyts Parish Council** - It was agreed by St Ippolyts Parish Council at the 11th May meeting there was no objection to this planning application.

- 3.4 **Environmental Health (Air Quality)** – No objection

- 3.5 **Environmental Health (Land Contamination)** – The application is supported by a phase 1 report on land contamination. Based on the information in the report, I have no objections to the development proposals. However, I do recommend that the following condition is placed on any decision notice should you be minded to grant approval.

- 3.6 **Environmental Health (Noise)** – We would normally expect to see a MCS020a noise assessment for an application such as this (the installation of an air source heat pump). However, given the proposed location of the ASHP, I have no objections in this instance subject to a condition requiring the development to be undertaken in accordance with the submitted plans.

- 3.8 **Waste and Recycling** – I have reviewed the document within the planning application and there is no foreseeable issues from the waste team.

All I would suggest is a reminder to the residents that their bins will need to be presented kerbside on collection day.

- 3.9 **North Herts Ecology – Condition** - Thank you for consulting me on the above application, I would have no objection to the proposal.
The application is not subject to mandatory Biodiversity Net Gain as it is a self-build but NPPF expectations for development to deliver a net gain for biodiversity would still apply.

I note in the DAS that built in nest boxes are proposed but the elevation plans show bat boxes on the north-east elevation and bird boxes on the south-east elevation. These should be swapped as bird boxes should avoid southern elevations and bat boxes should avoid northern elevations. I suggest an Ecological Enhancement Plan is conditioned to ensure details are correct

- 4.0 **Planning Considerations**

- 4.1 **Site and Surroundings**

- 4.1.1 The site is an enclosed parcel of land adjacent to Hitchin Road. There is an existing hedge boundary to the site and vehicular access to Gosmore End House which is unlisted but is located in the Gosmore Conservation Area. Directly opposite the application site is Gosmore House (grade II). Two new dwellinghouses are under construction on a plot next to this site.

4.2 **Proposal**

- 4.2.1 Planning permission is sought the erection of a single self-build detached 4-bed dwelling.

4.3 **Key Issues**

- 4.3.1 The key issues for consideration are the
- ☐ The Principle of Development
 - ☐ The Impact on Designated Heritage Assets
 - ☐ Sustainability
 - ☐ The Design and its Impact on the Character of the Area
 - ☐ The Impact on Neighbouring Dwellings/Future Occupiers
 - ☐ Landscaping
 - ☐ Highways, Access, and Parking
 - ☐ Other Matters

Principle of Development

- 4.3.2 Gosmore is defined in Policy SP2 (Settlement Hierarchy and Spatial Distribution) as a Category A village where general development will be permitted within the recently defined settlement boundary. As the application site is within this boundary, and the conservation area. There is no objection in principle to new development subject to the other considerations such as layout, design and impact on the Conservation Area.

Five year land supply

- 4.3.3 Though the Local Plan is still within its date range of 2011 – 2031, the Council does not have a 5-year supply of deliverable housing land (5YHL). In The Five-Year Housing Land Supply Update dated November 2025 (pages 17-19) it concludes we cannot demonstrate a 5YHL. Table 10 shows that we can demonstrate a five-year land position of 2.6 years against our adopted housing requirement. This figure falls below the five-year requirement. The tilted balance set out at paragraph 11 (d) of the NPPF would be not be engaged because the site is located in the Conservation Area. Therefore, a there is a neutral presumption in terms of harm and benefits should be applied.

Sustainability

- 4.3.4 The overarching purpose of the planning system is to contribute to achieving sustainable development, as stated in Section 2 of the NPPF. This is considered against the three objectives of sustainable development, the economic, social, and environmental objectives.
- 4.3.5 Firstly, in terms of the economic objective, the proposed development would see the delivery of jobs during the build/construction phase which is a modest benefit.

- 4.3.6 Secondly, in terms of the social objective, this would add an additional dwelling to the district's housing figures which could be delivered in a relatively short space of time, which is a modest benefit.
- 4.3.7 In terms of the environmental objective, it is acknowledged that future occupiers of this proposal would be reliant on private vehicles for most of their needs. This issue is covered in more detail in the section below on highway matters however the site is within a category 'A' village which has primary school and some local facilities.
- 4.3.8 The proposal will incorporate sustainable building features, such as an EV charging point and a condition is recommended to secure other low carbon and energy reducing features in the construction and operational phase of the development. Overall, these environmental benefits are deemed appropriate relative to the scale of development proposed.
- 4.3.9 As such, it is considered that the proposal accords with the three strands of sustainability and attributed due weight in the planning balance.

Impact on Designated Heritage Assets

- 4.3.10 Within a Conservation Area, the Council has a duty to pay special attention to the desirability of preserving or enhancing the character or appearance of that area, in accordance with Section 72 of the Listed Building and Conservation Areas Act (1990). Furthermore, Section 16 of the National Planning Policy Framework (NPPF) sets out guidance relating to sustaining and enhancing heritage assets.
- 4.3.11 When considering the impact of proposed development on the significance of a designated heritage asset (such as a Conservation Area or Listed Building), the NPPF notes that great weight should be given to the asset's conservation; the more important the asset, the greater the weight should be. This approach is reflected in Local Plan Policy SP13.
- 4.3.12 Paragraph 205 of the NPPF goes on to set out that great weight should be given to the conservation of heritage assets and paragraph 206 confirms that any harm to or loss of, the significance of designated heritage assets, should require clear and convincing justification.
- 4.3.13 Paragraph 208 states that "*where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.*" This approach to balancing heritage impacts against public benefits and securing optimum viable use is reflected in Local Plan Policy HE1.
- 4.3.14 I am of the view that the development of this site with this proposal would not cause significant harm to the character and appearance of the Conservation Area. By reason of level of harm on balance would not overcome the benefits of delivering an

additional house within a Cat A village with the lack of a 5 year land supply. The House would not be highly visible from public views given it is set off the main highway and located behind two new dwellinghouses under construction, with materials and features to sit comfortably within the Conservation Area. The harm, in my opinion, is to the lower end of less than substantial. Relevant policy dictates that this harm should be weighed against the public benefits of a proposed development.

- 4.3.15 In line with the above and subject to the conditions in regards to materials, it is my view that the proposed development would not result in material harm to the character and appearance of the Gosmore Conservation Area, as designated heritage assets.

The Design and its Impact on the Character of the Area

- 4.3.16 Policy D1 of the Local Plan states that planning permission will be granted for development proposals that respond positively to the sites local context and create or enhance the public realm. Policy SP9 of the Local Plan further considers that new development will be supported where it is well designed and located and responds positively to its local context. This is echoed in Section 12 of the NPPF.
- 4.3.17 The dwelling has been designed traditional vernacular design reflecting details around Gosmore. Materials include plain clay tiles with soft red brickwork. Traditional sash windows at ground floor and side hung small pane casements to other openings at first floor are proposed. Stone sub cils, flat cut brick arched lintels and brick dentil details to gables are proposed.
- 4.3.18 In design terms, the proposed dwelling is considered acceptable in my view, because it has been designed with traditional features and materials that reflect the rural setting of Gosmore. The dwelling would not appear out of place in the locality. Whilst the building is large this is not considered to be detrimental to the character of the area.
- 4.3.19 The proposal to use one vehicular access from Hitchin Road, and setting the development behind existing and new planting, will help to minimise the visibility and visual impacts of the development in the wider locality as it will be extensively obscured.
- 4.3.20 It is considered that permitted development rights should be removed by condition in the interests of maintaining control over the appearance of the development, potential impacts on dwellings outside the site, and on future occupiers of the development.
- 4.3.21 The amount, size, scale, layout and design of the proposed development is considered acceptable that would not result in any unacceptable harm and remain sympathetic to the local character of the area. The proposal complies with Policies SP9, SP13, D1, HE1 of the Local Plan; and Sections 12 and 16 of the NPPF.

The Impact on Neighbouring Dwellings/Future Occupiers

- 4.3.22 Policy D1 of the Local Plan states that, amongst other things, development proposals should meet or exceed the nationally described space standards. Policy D3 of the Local Plan states that planning permission will be granted for development proposals which do not cause unacceptable harm to living conditions. These considerations are echoed within Section 12 of the NPPF.
- 4.3.23 It is accepted that the proposed development will have some impact upon the outlook and amenities of neighbouring dwellings, due to its scale and nature as built form on a site where there is currently no existing.
- 4.3.24 The layout of the development does not raise any obvious concerns from a residential amenity perspective. There is adequate separation space provided between existing and proposed dwelling to avoid unneighbourly impacts and first floor windows are positioned so as to avoid overlooking to neighbouring garden areas.

Impact to future occupiers

- 4.3.25 The house is acceptable in size, exceeding the minimum space requirements of these standards. This, along with private rear garden, on plot parking and bin and bike storage means that the house can be considered to represent a good standard of amenity for future occupiers, and Policy D1 is considered to be met in this regard.
- 4.3.26 As such, the scheme will not give rise to any materially adverse impacts upon the reasonable living conditions and well-being of neighbouring properties. This is in accordance with Policies D1 and D3 of the Local Plan.

Trees and Landscaping

- 4.3.27 The application is supported by a Tree Survey and Arboricultural Impact Assessment and Method Statement written by Arc Arboricultural Solutions dated March 2026. The report outlines any mitigation and protection for any retained trees and hedges on site.
- 4.3.28 In order to provide a level of protection for any trees and hedgerows I have recommended conditions to protect from construction.
- 4.3.29 The development includes comprehensive hard and soft landscaping throughout the site. The amount of hard landscaping is not considered excessive given the amount of development. Proposed boundaries comprising of existing fences and hedgerows are considered acceptable.
- 4.3.30 The proposal is considered to comply with Local Plan Policies SP9, SP12, D1, SI2 and NE2; and Sections 12 and 15 of the NPPF.

Highways, Access, and Parking

- 4.3.31 Access to the proposed dwelling is via an existing entrance serving a large care home located to the north of the site. This access is considered fully adequate to accommodate the proposed development.
- 4.3.32 Local Plan Policy T1 requires that the development should not result in highway safety problems or to cause unacceptable impacts on the highway network, whilst Policy T2 requires that new development meet the car parking requirements. Regarding parking, the parking standards require for a house of two or more bedrooms to have two parking spaces and between 0.25 – 0.75 visitor parking with the higher number where there are no garages and the lower number where garages are provided. The proposed house would have space to park at least two cars on plot, as well as the proposed garage spaces so this proposal meets the parking requirements of the Local Plan.

Other Matters

- 4.3.33 The proposed dwelling show an area next to the garage for the storage of bins, such that wheeling them out on collection day will be straight forward. Moreover, the property would benefit from a sizable existing garage, which could be used for the storage of bicycles. This is considered acceptable in my view.

Environmental Health and waste

- 4.3.34 In regard to environmental Health (Noise, Contamination and Air quality) and Waste, no technical objections are raised to this development by the relevant statutory and non-statutory consultees.

4.4 Conclusion

- 4.4.1 The proposed development, including the erection of a new detached dwelling, is considered to be acceptable in principle given the location of the site within a Category A village.
- 4.4.2 Section 5 of the NPPF seeks to significantly boost the supply of housing, and to identify opportunities for villages to grow and thrive. The local plan also identifies the village and delivery of new housing within Category A villages as appropriate for development. The site would provide an additional three dwellings within a Category A village that can be delivered in a short amount of time. The proposal would contribute towards maintaining the vitality of the village.
- 4.4.3 The proposed development would result in some economic benefits through construction and related services employment and additional spending within the local economy. Furthermore, the development would help support the local community through the provision of additional well-designed homes within the area. Whilst the scale of the development would be modest, it is considered that significant weight should be attached to the benefits arising from the delivery of a dwelling in this village location.

4.4.4 The application site is situated within the Gosmore Conservation Area. Less than substantial harm has been identified to the designated heritage assets, and this harm is considered to be towards the lower end of the scale in my view. Whilst great weight should be attached to this harm, it is considered that the public benefits of the proposed development would outweigh the less than substantial harm to the significance of the conservation area. Therefore, it is considered that the proposal would comply with Local Plan Policy HE1 and paragraph 208 of the NPPF.

4.4.5 Given the above, it is considered that the public benefits of the proposed development would outweigh the harm caused to the setting of the Gosmore Conservation Area.

4.5 **Alternative Options**

4.5.1 N/A

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.

3. In the event that contamination is found at any time when carrying out the approved development, it shall be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment shall then be undertaken by a competent person, in accordance with BS10175:2026. A written report of the findings should be forwarded for approval to the Local Planning Authority. Following completion of remedial measures a verification report shall be prepared that demonstrates the effectiveness of the remediation carried out. No part of the development should be occupied until all remedial and validation works are approved

in writing.

Reason: To prevent unacceptable risk to Human Health and Controlled Waters and to prevent pollution of the Environment in accordance with the aims and Paragraphs 187(f), 196 and 197 of the National Planning Policy Framework (December 2024).

3. No gates shall be provided across the access to the site.

Reason: In the interests of local visual amenity and to comply with Policy D1 of the North Hertfordshire Local Plan 2011 to 2031.

4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 as amended no development as set out in Classes A, AA, B, C and E of Part 1 (and any further new class that may be introduced by way of an update) of Schedule 2 to the Order, (or any subsequent Statutory Instrument which revokes, amends and/or replaces those provisions) shall be carried out without first obtaining a specific planning permission from the Local Planning Authority.

Reason: Given the nature of this development, the Local Planning Authority considers that development which would normally be "permitted development" should be retained within planning control in the interests of the character and amenities of the area and to comply with Policy D1 and/or Policy D3 of the North Hertfordshire Local Plan 2011 to 2031.

5. The approved details of landscaping shall be carried out before the end of the first planting season following either the first occupation of any of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which, within a period of 5 years from the completion of the development, die, are removed or become seriously damaged or diseased, shall be replaced during the next planting season with others of similar size and species, unless the Local Planning Authority agrees in writing to vary or dispense with this requirement.

Reason: To safeguard and enhance the appearance of the completed development and the visual amenity of the locality, and to comply with Policy NE2 of the North Hertfordshire Local Plan 2011 to 2031.

6. Before the commencement of any other works on the site, trees to be retained shall be protected by the erection of temporary chestnut paling or chain link fencing of a minimum height of 1.2 metres on a scaffolding framework, located at the appropriate minimum distance from the tree trunk in accordance with Section 4.6 of BS5837:2012 'Trees in relation to design, demolition and construction - Recommendations, unless in any particular case the Local Planning Authority agrees to dispense with this requirement. The fencing shall be maintained intact for the duration of all engineering and building works. No building materials shall be stacked or mixed within 10 metres of the tree. No fires shall be lit where flames could extend to within 5 metres of the foliage, and no notices shall be attached to trees.

Reason: To prevent damage to or destruction of trees to be retained on the site in the interests of the appearance of the completed development and the visual amenity of the locality, and to comply with Policy NE2 of the North Hertfordshire Local Plan 2011

to 2031.

7. None of the trees or hedges to be retained on the application site shall be felled, lopped, topped, uprooted, removed or otherwise destroyed or killed without the prior written agreement of the Local Planning Authority.

Reason: To safeguard and enhance the appearance of the completed development and the visual amenity of the locality, and to comply with Policy NE2 of the North Hertfordshire Local Plan 2011 to 2031.

8. The root protection zones of all trees and hedgerows to be retained where construction or excavation works are proposed shall be carried out fully in accordance with the approved details of submitted Tree Survey and Arboricultural Impact Assessment and Method Statement dated March 2026

Reason: To prevent damage to or destruction of the trees to be retained on the site in the interests of the appearance of the completed development and the visual amenity of the locality, and to comply with Policy NE2 of the North Hertfordshire Local Plan 2011-2031.

9. Prior to the first occupation of the dwelling hereby approved, details of the Air Source Heat Pump(s) shall be submitted to the LPA and approved in writing and installed on site

Reason: To ensure that there are no adverse impacts on the design of the dwelling hereby approved or adverse harm on the amenities of the neighbouring occupiers. Local Plan Policies D1 and D3.

10. The dwellinghouse hereby permitted shall only be finished in York hand made old Clamp blend brick and plain clay tiles as stated on the Materials Plan and thereafter shall be retained as such, unless otherwise agreed in writing by the LPA.

Reason: To ensure that the building is in-keeping with the host property and to protect the visual amenities of the locality and to comply with Policies D1 and D2 of the North Hertfordshire Local Plan 2011 to 2031.

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  Shaun Greaves Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 24 June 2026	