

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/03030/S73	Variation of condition 2 (revised plans) of planning permission 25/02098/FPH granted 09.10.2025 for detached garage with workshop/store at first floor level following removal of existing garage.	1 Nup End Farm Cottages Nup End Old Knebworth Knebworth Hertfordshire SG3 6QJ

Submitted Plan Nos

Location and Proposed Block Plan Approved - MMCW/NEFC/3 MMCW/NEFC/3-Rev-A_

D1	Sustainable design
D2	House exts, replcmnt dwellings outbuild
D3	Protecting living conditions
T2	Parking
HE1	Designated heritage assets
SP5	Countryside and Green Belt
SECN12	Achieving well-designed places
SECN13	Protecting Green Belt Land
SECN14	Meeting climate change,coastal,flooding
SECN16	Conserve + enhance historic environment

2.0 **Site History**

- 2.1 25/02098/FPH - Detached garage with workshop/store at first floor level following removal of existing garage.

Conditional Permission

3.0 **Representations**

3.1 **Neighbour Consultation** – None received

3.2 **Conservation Officer** – None received

3.3 **Codicote Parish Council** – None received

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The application site accommodates a semi-detached, two-storey dwelling situated on Nup End, Old Knebworth. The site benefits from a driveway, a garage and a front and rear garden. The application site resides within the Old Knebworth Conservation Area and the Green Belt. The dwelling is grade II listed.

4.2 **Proposal**

4.2.1 Variation of condition 2 (revised plans) of planning permission 25/02098/FPH granted 09.10.2025 for detached garage with workshop/store at first floor level following removal of existing garage.

4.2.1 The proposed changes are the addition of 2no. rooflights to the west side elevation

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

- 4.3.2 Policy D1 of the Local Plan requires that development proposals respond positively to the site's local context, retain existing vegetation and minimise the visual impact of street furniture and parking provision. Policy D2 of the Local Plan requires extensions to houses 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.
- 4.3.3 The only proposed change to the approved detached garage would be the addition of 2no. rooflights to west side elevation.
- 4.3.4 In my view, the proposal is still considered to be acceptable in terms of the material palette, massing, siting and roof design and would, therefore, not cause harm to the character and appearance of the dwelling or streetscene. As such, the proposed development complies with Policy D1 and D2 of the NHLP and Section 12 of the NPPF.

Heritage Impact:

- 4.3.5 Per the conservation officer comments from the original permission and the conclusion of No Objection; I do not believe that the addition of 2no. rooflights that would not be visible from the public realm to change the original assessment of while the proposal would result in an impact on the conservation area due to the scale and height of the proposal, this would be considered less than substantial due to the proposal's siting and sympathetic material palette and screening from vegetation. The proposal is considered to cause less than substantial harm to the setting of the grade II listed building.

Impact on Neighbours

- 4.3.6 A core planning principle set out in the NPPF is to always seek to secure a good standard of amenity for all existing and future occupants of land and buildings. This principle is reflected in the provisions of Policy D3 of the NHLP.
- 4.3.7 Regarding no.2 Nup End, the adjoining neighbour, the proposed detached garage/workshop is sited at the rear of the plot, set sufficiently away from the dwelling house and the potential for over-looking would be limited as the rooflights would face the roof of the existing built form at no.2. It is not considered that the proposal would result in

unacceptable harm upon no.2's living conditions as to be objectionable in terms of over dominance, shading or overlooking.

- 4.3.8 This development is therefore considered to be in accordance with Policy D3 of the NHLP and Section 12 of the NPPF.

Highways and Parking:

- 4.3.9 The proposal does not include an increase in the number of bedrooms. Therefore, with regard to Policy T2 of the NHLP, there would be no car parking issues arising from the development.

Environmental Implications

- 4.3.10 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:

- 4.3.11 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 be **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 grant of planning permission 25/02098/FPH.

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 <i>Anne McDonald</i> Anne McDonald Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 2 February 2026	