

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/02431/FPH	Removal of the existing modern spiral staircase and raising of the existing courtyard garden walls in matching brickwork to form a new single storey part-enclosure to courtyard and first floor extension. Alterations to fenestration and external alterations.	Codicote House The Park Heath Lane Codicote Hitchin Hertfordshire SG4 8YU

Submitted Plan Nos

5291-VGPA-CH-XX-DR-PL-0001 Rev P01 CDH-BMD-Z1-XX-DR-A-12106 P2 Phase 2A CDH-BMD-Z1-XX-DR-A-18165 P2 CDH-BMD-Z1-XX-DR-A-18163 P2 CDH-BMD-Z1-XX-DR-A-18161 P3 CDH-BMD-Z1-XX-DR-A-18160 P3 CDH-BMD-Z1-XX-DR-A-12105 P5 CDH-BMD-Z1-02-DR-A-11136 P3 CDH-BMD-Z1-02-DR-A-11135 P2 CDH-BMD-Z1-01-DR-A-11138 P3 Phase 2B CDH-BMD-Z1-01-DR-A-11131 P2 CDH-BMD-Z1-00-DR-A-11137 P3 CDH-BMD-Z1-00-DR-A-11130 P3 CDH-BMD-Z1-XX-DR-A-18164 P1 CDH-BMD-Z1-XX-DR-A-18162 P3

1.0 Policies

D1	Sustainable design
D2	House exts, replcmnt dwellings outbuild
D3	Protecting living conditions
HE1	Designated heritage assets
SP2	Settlement Hierarchy and Spatial Distrib
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

Pending:

- 2.1 25/02433/FPH - Erection of a brick garden room and covered outdoor patio area, together with internal alterations and alterations to the garden levels and paving. – Pending
- 2.2 25/02432/LBC - Removal of the existing modern spiral stair and raising of the existing courtyard garden walls in matching brickwork to form a new single storey part-enclosure to courtyard and first floor extension. Alterations to fenestration. Internal and external alterations. – Pending
- 2.3 25/02434/LBC - Erection of a brick garden room and covered outdoor patio area, together with internal alterations and alterations to the garden levels and paving. – Pending

Determined:

- 2.4 22/01879/FPH - External modifications to lobby entrance of service range. Erection of a new brick garden room and abutting metal-framed covered external seating area to west elevation of the service range. Alterations to the garden levels and paving to the west of the service wing (as amended by drawing nos. 11150 P2; 11151 P2, 12107 P2; 12159 P2; 18140 P2 and 18141 P2 and amplified by drawing no. 12202 P3 all received on 22/11/2022). – Conditional Permission
- 2.5 22/01880/LBC - External modifications to lobby entrance of service range. Enlargement of rear door opening to service wing and insertion of french doors with side lights. Erection of a new brick garden room and abutting metal framed covered external seating area to west elevation of the service range. Internal alterations to ground floor of service wing (as amended by drawing nos. 11150 P2; 11151 P2; 12107 P2; 12159 P2; 18140 P2 and 18141 P2 and amplified by drawing no. 12202 P3 received on 22/11/22). – Conditional Consent
- 2.6 22/02844/FPH - Removal of the existing modern spiral stair and raising of the existing courtyard garden walls in matching brickwork to form single storey part-enclosure to courtyard and two storey gable addition – Conditional Permission
- 2.7 22/02845/LBC - Removal of the existing modern spiral stair and raising of the existing courtyard garden walls in matching brickwork to form single storey part-enclosure to courtyard and two storey gable addition. Internal and external alterations. – Conditional Consent
- 2.8 Various other applications for works.

3.0 **Representations**

3.1 **Neighbour Representations** – None Received.

3.2 **Parish Council** – None Received.

3.3 **Conservation Officer** - *"I am satisfied that although the Built Heritage Statement Addendum by RPS is dated October 2022 and that no up-to-date Design & Access Statement has been submitted either (June 2019) these documents formed part of the decision-making process for previous appn refs: 19/015078/FPH & 19/01579/LBC and then again under refs:22/02844/FPH & 22/02845/LBC. Nothing would be gained in my opinion by requesting up-to-date documents other than where Local Plan policy and the NPPF are referenced. With this in mind, the current proposal is considered **UNOBJECTIONABLE**".* Also recommends conditions.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

- 4.1.1 The application site comprises Codicote House, a Grade II Listed dwelling. The site is in Codicote, the Codicote Conservation Area and the Green Belt. The list entry for the property reads as follows:

House. Late C18. Internal decoration mainly c1912. Large S extension of c1870. E front is white painted brick. Slate hipped roofs. 2:3:2 windows, the centre recessed and pedimented. Brick modillioned cornice. Recessed sash windows with louvred shutters. Central porch, early C20, has fielded panel door, leaded fanlight, fluted Ionic columns, swelling frieze and segmental pediment. W garden front is stuccoed. Canted 3-window outer bays and 5-window centre with a pediment over the middle 3 windows. Below this a square projection with a balustraded balcony. Plinth. 1st floor sill band. Moulded cornice. Good interior in a c1730 style. Entrance hall with fluted Ionic screen columns. Large fireplace of possibly C18 original in NW ground floor room. Extensions are in grey gault brick with slate roofs.

4.2 **Proposal**

- 4.2.1 Planning Permission is sought for:

Removal of the existing modern spiral staircase and raising of the existing courtyard garden walls in matching brickwork to form a new single storey part-enclosure to courtyard and first floor extension. Alterations to fenestration and external alterations.

4.3 **Key Issues**

- 4.3.1 The key issues for consideration are as follows:

- The principle of the development in the Green Belt.
- The acceptability of the design of the proposed development and its resultant impact on the character and appearance of the area.
- The impact of the development on the significance of heritage assets.
- 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.

The principle of the Development in the Green Belt:

- 4.3.2 It is evident that the host dwelling has been altered previously, and similar development has previously been approved on 2 separate occasions, with this application seeking to renew the previous approval. Prior determinations considered that the development would not disproportionately enlarge the building. Upon checking aerial imagery, it appears that the building has not been enlarged in the last 25 years. Given the age of the buildings, I consider that the existing structure is a good baseline to consider this from. The proposal does not seek to significantly enlarge the built footprint, but would result in a greater area of built bulk. This would be modest, and is not considered to be disproportionate when compared to existing or the original building. Therefore, given that the proposed extensions works are not disproportionate

to the original building, the proposal therefore comprises an exception for Green Belt, as described by exception c) within Paragraph 154 of the NPPF.

Design and Appearance and Impact Upon Heritage Assets:

- 4.3.3 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.
- 4.3.4 It is noted that the proposal comprises the resubmission and renewal of a previous approval. It is noted that the Conservation Officer has not objected to the proposed development. The works would be obscured from view from the public realm, but would alter the appearance of this listed building and its immediate setting. The removal of the modern spiral stair, and the proposed introduction of the raised walls and pitched roof are considered to be a subservient addition to the building. The proposed built form and its materials of construction are considered to be acceptable, and would retain a sense of semblance to this wing of Codicote House. Changes to fenestration are minor and would not be a significant departure from the existing character. The significance of the heritage asset, and the wider conservation area would not be harmed by the introduction of the extension and the changes to fenestration. Internal alterations would not erode the significance of the internal layout of the building and are not considered to cause significant harm to the fabric of the listed building.
- 4.3.5 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 unacceptably 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:

- 4.3.6 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.

4.3.7 Given the isolated location of the development from neighbouring dwellings, I do not consider that the development is likely to cause harm to neighbouring occupiers by way of a loss of light, privacy or from dominance. No neighbour objections were received.

4.3.8 Given the above, it is considered that the proposed development would result in no 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:

4.3.9 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:

4.3.10 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.

Biodiversity Net Gain:

4.3.11 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.

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: 19 February 2026	