

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
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.	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-A-11138 - Phase 2B CDH-BMD-Z1-XX-DR-A-18103 P3 CDH-BMD-Z1-XX-DR-A-18162 P1 CDH-BMD-Z1-ZZ-DR-A-18101 P3 CDH-BMD-Z1-XX-DR-A-18140 P3 CDH-BMD-Z1-XX-DR-A-18141 P3 CDH-BMD-Z1-00-DR-A-11130 P3 CDH-BMD-Z1-00-DR-A-11137 P2 - Phase 2B CDH-BMD-Z1-00-DR-A-11150 P3 - Phase 2C CDH-BMD-Z1-00-DR-A-11151 P3 - Phase 2C CDH-BMD-Z1-00-DR-A-13002 P3 CDH-BMD-Z1-XX-DR-A-12000 P2 CDH-BMD-Z1-XX-DR-A-12105 P3 - Phase 2 CDH-BMD-Z1-XX-DR-A-12106 P2 - Phase 2A CDH-BMD-Z1-XX-DR-A-12107 P3 - Phase 2C CDH-BMD-Z1-XX-DR-A-18100 P6 CDH-BMD-Z1-XX-DR-A-18100 P6 CDH-BMD-Z1-XX-DR-A-18102 P5

1.0 Policies

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
SECN16	Conserve + enhance historic environment

2.0 Site History

Pending:

- 2.1 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. – 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** – *“This is essentially the same application as that considered under refs: 22/01879/FPH and 22/01880/LBC with minor alterations to the footprint and façade of the consented sunroom. The 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 protection 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:

Erection of a brick garden room and covered outdoor patio area, together with internal alterations and alterations to the garden levels and paving.

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 structures, I consider that the existing structure is a good baseline to consider this from. Therefore, given that the proposed extension is not disproportionate to the existing 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. I consider that the design and appearance of the brick garden room and covered patio area would be acceptable, and would not clutter or harm the western elevation, or result in an incongruous addition to the building. Its scale is considered to be suitably subservient to the main building and would be acceptable in nature for its proposed use. I consider that significant weight should be afforded to the Conservation Officer's representation, in that the development is not objectionable, and would therefore not contribute significant harm to the significance of this heritage asset. Change to land levels and landscaping to create a patio around the sun room, to provide steps and to change levels are considered to be acceptable, and would not harm the planned nature of the amenity spaces around this heritage asset.
- 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 nature of the building, and its large grounds, I do not consider that the proposal is likely to overbear or dominate neighbouring occupiers. No noise generation that would be objectionable is likely to arise. No neighbour objections were received. Therefore, I consider that it would not occasion unacceptable harm for neighbouring occupiers.
- 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	