

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
26/00212/S73	Variation of condition 2 (revised plans) of planning permission 22/02765/FP granted 11.01.2023 for erection of an end-of-terrace two-bedroom dwelling following the demolition of the existing detached garage and minor alterations to the existing dwelling, together with associated parking area, private residential gardens, hard and soft landscaping for both the existing and proposed dwellings. (Development has commenced).	21 St Katherines Close Ickleford Hitchin Hertfordshire SG5 3XS

Submitted Plan Nos

Location Plan L1258_31_B L1258_32_B L1258_33_B

1.0 Policies

D1	Sustainable design
D2	House exts, replcmnt dwellings outbuild
D3	Protecting living conditions

SP2 Settlement Hierarchy and Spatial Distrib

NE4 Biodiversity and geological sites

T2 Parking

SECN12 Achieving well-designed places

SECN14 Meeting climate change,coastal,flooding

2.0 **Site History**

2.1 26/00057/FP - Erection of one detached dwelling including hard and soft landscaping, parking and cycle and bin stores - Pending

2.2 22/02765/FP - Erection of an end-of-terrace two-bedroom dwelling following the demolition of the existing detached garage and minor alterations to the existing dwelling, together with associated parking area, private residential gardens, hard and soft landscaping for both the existing and proposed dwellings. – Conditional Permission

2.3 25/02973/DOC - Details reserved by condition 10 (Land Contamination) of planning permission reference 22/02765/FP granted 11.01.2023. – Approval of Details

2.4 25/02972/DOC - Details reserved by condition 9 (Landscaping) of planning permission reference 22/02765/FP granted 11.01.2023. – Approval of Details

2.5 25/02917/DOC - Details reserved by condition 8 (Construction Method Statement) of planning permission reference 22/02765/FP granted 11.01.2023. – Approval of Details

3.0 **Representations**

3.1 **Neighbour Consultation** – None received.

3.2 **Environmental Health** – No Objection.

3.3 **Highways** – Does not wish to restrict the grant of permission. No variations would affect the highways network.

3.4 **Parish Council** – No representation received.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

- 4.1.1 The site is land adjacent to No. 21 St Katherines Close. Construction is under way to implement the parent permission including garage demolition, boundary construction and the pouring of footings. This was commenced in December 2025.

4.2 **Proposal**

- 4.2.1 This application seeks to vary Condition 2 of the previous planning permission 22/02765/FP granted 11.01.2023.
- 4.2.2 Condition 2 relates to the approved plans of the development. A variation statement has been provided. This describes the following changes:

Floor Plans:

1. Internal re-arrangements.
2. EV charger relocated to adjacent to the front door.
3. Included details of drainage.
4. First floor re-arrangements.

Elevation Plans:

1. Removed sidelight to front door.
2. Added a single casement window to ground floor WC.
3. Added EV Charging Point.
4. Single storey lean to roof replaced with a first floor element and gable roof.
5. Ground floor bi-folds changed to French doors with a sidelight.
6. Single storey lean to roof replaced with first floor element.
7. First floor hallway window repositioned.

Site Plan:

1. Added tree protection details.
2. Added planting.
3. Added drainage.

4.3 **Key Issues**

- 4.3.1 The principle of the development has been established given the extant planning permission. Relevant material considerations relating to the current application are design and impact to neighbour amenity.

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.
- 4.3.3 Broadly, the character and appearance of the dwelling would remain consistent with the approved/extant scheme. The addition of the gable to the rear is acknowledged, but is not considered to be disproportionate, it would not result in the overdevelopment

of the site. The gable would be obscured from the public realm owing to its location to the rear, though some views would be gained from neighbouring gardens. I do not consider that harm would arise for local character due to this amendment/addition. Changes to fenestration would modestly affect the appearance of the approved dwelling and would be broadly consistent with local character.

- 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 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 to 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 Broadly, the proposal is consistent with the approved scheme. The addition of the first-floor rear gable would alter and enlarge the bulk and scale of the dwelling. It would not substantially project beyond the rear elevation of this neighbour and is therefore unlikely to overbear or dominate the adjoining occupants. The proposed window layout would remain consistent with what was approved and would result in a predominantly forward and rearward viewing aspect that would not allow for significant overlooking of neighbouring curtilages. An altered first floor viewing aspect is noted, given the projection, however, I do not consider that this would be so substantial compared to the approved scheme that it would be objectionable. The plans do not indicate a change to the site levels, and therefore, I do not consider that actual or a perceived sense of overlooking would arise.
- 4.3.7 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.

Standard of Amenity for Future Occupiers:

- 4.3.8 The proposal seeks to alter the internal layout of the dwelling and would seek to introduce an extension at first floor level to the rear. The proposal seeks to introduce a 2 bedroom, three-person dwelling. This would require approximately 70 sqm of internal floor area with 2 sqm of built in storage. The proposal would deliver sufficient internal floor space and would provide a dual-aspect dwelling with amenity space to the rear and parking to the front. I do not consider that the neighbour would overbear or overlook this plot. It is noted that trees border the site, though, I do not consider that these would be harmful to amenity. The standard of amenity would be acceptable.

Highways and Parking:

- 4.3.9 The proposed development would continue to benefit from 2 No. off-street parking spaces. Highways have not objected, and note that no alterations would occur with regards the highways network. I consider it is prudent to condition that the development be carried out in accordance with the approved details within 25/02917/DOC (Construction Method Statement). It is noted that a query has been received relating to the approved Construction Method Statement and its routing back towards the public highway. Given that this was approved in consultation with the

Highways Authority, I do not consider that at this stage it is suitable to alter this approval.

Environmental Implications:

- 4.3.10 This application relates to a Full Permission submitted and granted prior to the deadline for mandatory BNG. Therefore, it is not required to deliver 10% of on-site BNG.

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 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.

2. 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.

3. Before the first occupation of the dwelling hereby approved, the cycle and bin stores indicated on plan L1258/31 and L1258/32 shall be erected.

Reason - to comply with the provisions of the SPD Parking Provision at New Developments.

4. Prior to occupation, the proposed new dwelling shall incorporate an Electric Vehicle (EV) ready domestic charging point.

Reason: To contribute to the objective of providing a sustainable transport network and to provide the necessary infrastructure to help off-set the adverse impact of the operational phase of the development on local air quality.

5. None of the trees 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.

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. The development shall proceed in accordance with details approved by Discharge of Condition applications 25/02917/DOC or any subsequent Discharge of Condition Application pursuant to this condition.

Reason: In the interests of highway safety, amenity and free and safe flow of traffic.

8. The development shall proceed in accordance with details approved by Discharge of Condition applications 25/02972/DOC or any subsequent Discharge of Condition Application pursuant to this condition.

Reason: To ensure the submitted details are sufficiently comprehensive to enable proper consideration to be given to the appearance of the completed development.

9. The development shall proceed in accordance with details approved by Discharge of Condition applications 25/02973/DOC or any subsequent Discharge of Condition Application pursuant to this condition. Should contamination be discovered, this would need to be reported to the Local Planning Authority in line with Part E of Condition 10 of 22/02765/FP.

Reason: To ensure that any contamination affecting the site is dealt with in a manner that safeguards human health, the built and natural environment and controlled waters.

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. The Council acted proactively through early engagement with the applicant at the pre-application stage which led to improvements to the scheme. 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: 20 March 2026	