

## Planning Applications

<https://pa2.north-herts.gov.uk/online-applications>

### Response required by 5 June 2021

**Address:** The Boot PH, 64 High Street, Kimpton

**Planning Reference:** 21/01481/FP

**Full Planning Permission:** Replacement raised decking area and conservatory roof. Erection of one timber framed shelter, two aluminium framed shelters and fencing between the existing car park and customer outside seating areas.

Plans and associated documents can be seen on <https://pa2.north-herts.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QSVT02LKLOE00>

### Response from KPC - Support

In consideration of the above application our findings and reasons are as follows.

#### General Comments:

1. We welcome applications that offer a high quality of design, affordability, meet government national space standards, proven defined sustainable delivery, address community defined requirements and add value to the parish.
2. The proposal includes the replacement of the conservatory roof and erection of 3 external pavilions within the pub grounds.
3. We support the applicants proposed improvement and the additional facilities that this provides to the community.

### Response required by 1 July 2021

**Address:** 1 Hope Cottages, Plummers Lane, Peters Green, Luton

**Planning Reference:** 21/01631/FPH

**Full Permission Householder :** First floor and roof extension above existing side elevation, replace existing windows with double glazed units and installation of an air sourced heat pump

Plans and associated documents can be seen on [https://documentportal.north-herts.gov.uk/GetDocList/Default.aspx?doc\\_class\\_code=DC&case\\_number=21/01631/FPH](https://documentportal.north-herts.gov.uk/GetDocList/Default.aspx?doc_class_code=DC&case_number=21/01631/FPH)

### Response from KPC - Neutral

In consideration of the above application our findings and reasons are as follows.

#### General Comments:

1. We welcome applications that offer a high quality of design, affordability, meet government national space standards, proven defined sustainable delivery, address community defined requirements and add value to the parish.
2. The proposal is a modification to the first floor of an application approved by NHDC in 2020.

3. The plot is of a substantial size and the size of the extension is not inappropriate.
4. The site is within a category C settlement within the Green Belt.
5. The applicant includes for a low carbon solution by the adoption of a ground source heat pump which is commended.

**Material Comments:**

1. National Planning Policy Framework Feb 2019 states:-

*145. A local planning authority should regard the construction of new buildings as inappropriate in the Green Belt.*

**Exceptions** to this are:

*c) the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building;*

2. National Planning Policy Framework Feb 2019 states:-

*151. To help increase the use and supply of renewable and low carbon energy and heat, plans should:*

*a) provide a positive strategy for energy from these sources, that maximises the potential for suitable development, while ensuring that adverse impacts are addressed satisfactorily (including cumulative landscape and visual impacts);*

*b) consider identifying suitable areas for renewable and low carbon energy sources, and supporting infrastructure, where this would help secure their development; and*

*c) identify opportunities for development to draw its energy supply from decentralised, renewable or low carbon energy supply systems and for collocating potential heat customers and suppliers.*

By adopting the use of ground source heat pump the applicant has taken into account the items required by NPPF clause 151 and is addressing the government energy policy of no longer utilising gas as the prime source of heating.

**Response required by 3 July 2021**

**Address:** Water Tower, Priors Wood, Bibbs Hall Lane, Ayot St Lawrence, Welwyn, Hertfordshire

**Planning Reference:** 21/01740/FP

**Full Planning Permission:** Erection of one detached 2-bed dwelling and detached double garage following demolition of existing water tower.

Plans and associated documents can be seen on <https://pa2.north-herts.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QU4MQOLK00Y00>

**Response from KPC - Comment.**

In consideration of the above application our observations and findings are as follows.

**General Comments:**

1. We welcome applications that offer a high quality of design, affordability, meet government national space standards, proven defined sustainable delivery, address community defined requirements and add value to the parish.

2. Principal construction will take place within the 25 x 25M<sup>2</sup> square where the water tower currently stands.
3. The existing temporary living accommodation at the Bibbs Lane entrance is to be removed.
4. The site is remote from local amenities requiring main access by private vehicle transport.
5. The application is for a significant single storey dwelling of approximately 120m<sup>2</sup> internal area with 2 bedrooms.
6. In prior applications the applicant has been granted permission, with conditions, to convert the water tower to a 2-bedroom property, with out-buildings, to a total area of over 360m<sup>2</sup> internal area.

**Material Planning Considerations:**

7. Environmental. KPC and NHDC have adopted a “climate emergency” policy. The NPPF 2019 Achieving a sustainable development. Item 8 c) states an environmental objective – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.
8. Design and access Statement Clause 4 a refers to greater environmental outcomes by adoption of “Scandia-hus” construction approach. The applicant has provided specifications supplied by Scandia-hus identifying performance levels better than building regulations. This approach is to be commended.
9. Design and Access Statement. Clause 4.b The applicants have confirmed a sustainable approach that does not require provision of mains power, as or water. This approach is to be commended.
10. “Kimpton Parish Housing Needs Survey March 2019” states the need for 24 additional affordable homes mainly of 1 and 2 bedroom size within the parish. The current proposal offers a 2 bedroom property but not of an affordable nature.
11. NHDC Pre application report 28<sup>th</sup> November 2019. This required the applicant to provide:-  
Methodology for the demolition of the water tower and confirmation of the removal from site of all existing buildings / structures other than those required within the water tower compound.  
  
No reference could be found to the manner of reuse or environmentally acceptable disposal of the associated materials.
12. NPPF 2019 Clause 108. States. In assessing sites that may be allocated for development in plans, or specific applications for development, it should be ensured that:  
b) safe and suitable access to the site can be achieved for all users;

The application does not indicate a safe access for pedestrians. We understand from discussion with the applicant that a pedestrian entrance gate exists at the South/East boundary of the wood directly on to the public foot path that connects to the villages of Ayot St Lawrence and Kimpton. This should be indicated on the plans.

13. 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.
14. Development must proceed in strict accordance with methods and measures specified in the submitted Woodland Management Plan, Arboricultural Impact Assessment, and Timetable. No works shall commence until all protective measures, including installation of fencing, have been undertaken. This shall remain in place and be properly maintained until development works are complete. Reason: To protect trees and in the interest of safeguarding the integrity of the Local Wildlife Site.
15. No external lighting shall be installed or affixed to any buildings on the site unless the Local Planning Authority has first approved in writing details of position, height, design and intensity. Any that needs to be installed should be downward facing and directed away from any sensitive areas, including bat flight paths, potential or known bat access points and any installed artificial roosts. Reason: To avoid adverse impacts on bats and other nocturnal wildlife.
16. The occupation of the dwelling hereby approved is limited to a person(s) or successors who is responsible for the management and conservation of Priors Wood, or a dependent of such a person residing with him or her, or a widow or widower of such a person. Reason: The site is within an area where there is a presumption against new development unless there are special circumstances to justify the development.
17. Before any development commences on site, full details of the foul water treatment plant, and where on the site it is to be sited, are to be submitted to, and agreed in writing by, the Local Planning Authority. The approved details are to be implemented on site. Reason: To ensure that there is no adverse impact on nearby trees.

**Response required by 7 July 2021**

**Address:** 15 Canham Close, Kimpton, Hitchin, Hertfordshire, SG4 8SD

**Planning Reference:** 21/01609/FPH

**Full Permission Householder:** Erection of front elevation porch, first floor side extension over existing side extension and erection of rear orangery-style extension

Plans and associated documents can be seen on <https://pa2.north-herts.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QTE8CZLKLW200>

**Response from KPC - Neutral.**

General Comments:

1. We welcome applications that offer a high quality of design, affordability, meet government national space standards, proven defined sustainable delivery, address community defined requirements and add value to the parish.

2. The proposal is a first-floor extension and ground floor garden room.
3. The plot is of a reasonable size and the 40m<sup>2</sup> extension is not inappropriate.

## Planning Decisions by NHDC

None received this period.