

Planning Applications

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

Response required by 26 September 2021

Address: 11a High Street

Planning Reference: 21/02434/FP

Full Planning Permission: Change of use and conversion of office/light industrial building to a 3-bedroom dwelling involving a single storey side and rear extension, alterations to fenestration and addition of cladding to existing front and part of existing side elevation, provision of 3 car parking spaces and associated landscaping and boundary work following demolition of existing outbuildings

Plans and associated documents can be seen on <https://pa2.north-herts.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QXSBSNLKFTM00>

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. We note the proposal is to change the use of the property from light manufacturing to residential.
3. We understand that the unit has been unsuccessfully marketed for commercial use for over 6 months.
4. We have no objections.

Response required by 6 October 2021

Address: Rye End Farm, Green Lane, Codicote

Planning Reference: 21/02486/FP

Full Planning Permission: Insertion of two timber external doors in East elevation of the East Stables

Plans and associated documents can be seen on <https://pa2.north-herts.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QY5ASVLKIFYG00>

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.

The application is to form a new double door within a listed building wall.

Material Planning Considerations:

2. The applicant's Planning Statement indicates the reason for the request for alteration to the existing permission is:-

It is proposed that a new timber double door is inserted within the east elevations of the East Stables so that easy access is provided to the games room without the requirement to walk through the entirety of the house.

Should this be the case it would be possible to form a doorway from either of the new sections of corridor either side of the East Stables to the courtyard. We therefore see no reason why the existing listed wall needs to be altered.

Response required by 6 October 2021

Address: Rye End Farm, Green Lane, Codicote

Planning Reference: 21/02487/LBC

Listed Building Consent: Insertion of two timber external doors in East elevation of the East Stables.

Plans and associated documents can be seen on <https://pa2.north-herts.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QY5ASXLKFYH00>

Comments as 21/02486/FP

Planning Decisions by NHDC

Application: 21/01609/FPH

Proposal: Erection of front elevation porch, first floor side extension over existing side extension and erection of rear orangery-style extension

Location: 15 Canham Close, Kimpton, Hitchin, Hertfordshire, SG4 8SD

Plan Nos: 1125 01A

Decision: Conditional permission

Application: 21/01018/FP

Proposal: Change of Use and conversion of former White Horse PH to a mixed use comprising a single residential dwelling (Use Class C3), offices and associated lobby (Use Class E, formerly B1(a)), and micropub (Sui Generis, formerly Use Class A4).

External annexe for garage and studio use ancillary to the main dwelling. Demolition of the existing rear shed, lean-to and rear portions of the property. Structural works, replacement floors walls, subdivision and replacement of the main roof and existing windows, internal alterations, servicing and rear extensions to facilitate these changes.

Location: The White Horse Public House, 22 - 24 High Street, Kimpton, Hitchin, Hertfordshire, SG4 8RJ,

PARTICULARS OF DECISION

In pursuance of its powers under the above Act and the associated Orders and Regulations, the Council hereby **REFUSE** the development proposed by you in your application received with sufficient particulars on 30 March 2021.

1. The proposed part use of the premises as a micropub has been assessed by the Local Planning Authority (via consultants) to be an unviable and unsustainable business proposal. As such, the proposed micropub development is likely to fail resulting in the complete loss of a public house usage at the site and the consequent loss of a valued community facility contrary to the provisions of paragraph 93 of the National Planning Policy Framework.
2. By reason of the scale, design and proximity of the rear annex extension to the western boundary the proposed development is likely to result in an overbearing impact on and loss of amenity to occupiers of neighbouring property contrary to the provisions of Policy 57 of the North Hertfordshire District Council Saved Local Plan
3. The proposed extensions and alterations will occasion harm to the host listed building and the Kimpton Conservation Area, thereby, failing to satisfy the provisions of Sections 66(2) and 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, the aims of Section 16 of the NPPF and the aims of Policy HE1 : Designated Heritage Assets, of the emerging North Hertfordshire Local Plan 2011 - 2031 Proposed Submission (September 2016) Incorporating The Proposed Main Modifications (November 2018 and May 2021).

Proactive Statement:

Planning permission has been refused for this proposal for the clear reasons set out in this decision notice. The Council has not acted proactively through positive engagement with the applicant as in the Council's view the proposal is unacceptable in principle and the fundamental objections cannot be overcome through dialogue. Since no solutions can be found the Council has complied with the requirements of the Framework (paragraph 38) and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015.

Application: 21/01631/FPH

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

Location: 1 Hope Cottages, Plummers Lane, Peters Green, Luton, Hertfordshire, LU2 9QP

Plan Nos: Approved North East Elevation Approved North Elevation
Approved South West Elevation Proposed Attic Floor Plan Block Plan Existing First Floor
Existing Ground Floor Location Plan Proposed North East Elevation

Decision: Conditional Permission