

Planning Applications

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

Planning applications received between 24th November 2021 and 7th January 2022

Response required by 23rd December 2021

Address: Ramridge Farm, Luton Road, Kimpton, Herts

Planning Reference: 21/03052/FP

Full Planning Permission: Conversion of agricultural buildings to form two 3-bedroom dwellings including installation of Air Source Heat Pump to the rear of each dwelling. New access road from existing farm drive (as a variation of planning permission 09/01748/1 granted on 10.12.2009)

Plans and associated documents can be seen on <https://pa2.north-herts.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=R1OLOPLKHBH00>

Response from KPC. Insufficient information to provide appropriate comment

Plans and associated documents can be seen on <https://pa2.north-herts.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=R1OLOPLKHBH00>

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.

Material Planning Considerations:

1. The application is stated as a variation of planning permission 09/01748/1 granted on 10.12.2009. An extension of time was requested and granted under 12/02325/1 in 2012. We understand that statute period for such application will have expired and therefore this application must include all information of the proposed works in regard to planning
2. The details of original application 09/01748/1 are not viewable on NHDC web site and we would ask that these are made available with and alterations proposed duly noted.

Response required by 23rd December 2021

Listed Building Consent: Conversion of agricultural buildings to form two 3 bedroom dwellings including installation of Air Source Heat Pump to the rear of each dwelling and rooflights to rear elevation. New access road from existing farm drive (as a variation of planning permission 09/01749/1LB granted on 10.12.2009)

Planning Reference: 21/03251/LBC

Address: Ramridge Farm, Luton Road, Kimpton, Hitchin, Hertfordshire, SG4 8HB

Plans and associated documents can be seen on <https://pa2.north-herts.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=R2TXH6LKHS300>

Response from KPC. See response to 21/03052/FP

Response required by 12th January 2022

Full Planning Permission : Erection of two detached 6-bed dwellings with garages and associated landscaping, following the demolition of existing dwelling and garage.

Planning reference: 21/03437/FP

Address: 15 Lime Avenue, Blackmore End, St Albans, Hertfordshire, AL4 8LQ

Response from KPC. Object.

Plans and associated documents can be seen on <https://pa2.north-herts.gov.uk/online-applications/applicationDetails.do?activeTab=externalDocuments&keyVal=R4648TLKIA300>

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

General Comments:

2. 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.

Material Planning Considerations:

1. The site is situated in the settlement area of Blackmore End and based upon the current local plan the area is within the green belt. (see https://www.north-herts.gov.uk/sites/northherts-cms/files/saved_policies_proposal_map_18a-2.pdf) Within the NHDC Emerging Local plan 2011 to 2031 the site is proposed to be outside the boundary of the defined green belt area, however as this has not been determined the application should therefore be refused as no grounds have been submitted for building within the green belt.
2. The site area is stated within the application form as 2884m² (0.2884 of a hectare or 0.71 of an acre.)
We note that the proposal is for 2 no. 6 bedroom properties with a total significant GEA of approximately 1160m² (including garaging). NIA 1010m². Based upon national house space standards this is equivalent to 12.5 no. 2 bedroom properties of 81m². The proposal should be considered an over development for a site at the edge of green belt.
3. Design and Access Statement 2.12 Scale
The applicant states that 'The proposals comprise of two storey dwellings with accommodation in the roof. The common eaves is 5.3m above ground level, with the ridge at 9.4m.' The proposal is effectively of 3 stories with a height approximately 2 metres greater than the existing dwelling and the adjacent 11 Lime Avenue.

This increase in height and mass towards the green belt would be at odds with the area of Blackmore End where the height of development decays towards the boundary with the green belt.

4. KPC and NHDC have adopted a “climate emergency” policy.
We note that the applicant has provided certain details in The Design and Access Statement 2.25. Unfortunately, few of the applicants’ statements relate to this policy. We welcome the statement that insulation and air infiltration levels are to be of “Passive house” standard.
 - a. Section 2.25. We welcome the statement that the proposed development will “contribute to the reduction of CO2 in the air”.
Please confirm that the house in use will not contribute CO2 to the atmosphere.
 - b. Fig 15. Item 2.06 We would request that the applicant confirms what size of rain water storage is proposed for each dwelling, since without this the statement has no meaning.
 - c. Fig 15. Item 3.03. Please confirm that heat recovery ventilation is provided to the entire house.
 - d. No mention is made of providing electric car charging points to either residents or visitors.
5. NPPF Feb 2019 Clause 148 States :-
‘The planning system should support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change. It should help to: shape places in ways that contribute to radical reductions in greenhouse gas emissions, minimise vulnerability and improve resilience; encourage the reuse of existing resources, including the conversion of existing buildings; and support renewable and low carbon energy and associated infrastructure.’
The applicant has not demonstrated how the proposal supports this requirement.
6. NPPF Feb 2019 Clause 151 States :-
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);The applicant has not demonstrated how the proposal supports this requirement.
7. How is the proposal assisting in supporting the requirements of “Kimpton Parish Housing Needs Survey March 2019”? This document clearly states the need for 24 additional affordable homes mainly of 1- and 2-bedroom size within the parish. The applicant proposal removes one 4-bedroom property, to replace it with 2 no. 6 bedroom properties. The current applicant proposal offers no contribution to achieving this defined need to the community of Kimpton. The applicant should

provide financial contribution to the parish for supporting the delivery of such size properties elsewhere within the parish.

8. Emerging Local Plan 2011-31 Policy SP8 page 47 Housing. States:-
 - f. Support a range of housing tenures, types and sizes measured against targets to provide:
 - ii. a broadly even split between smaller (1- and 2-bed) and larger (3+ bed) properties; and
 - iii. 100 plots for self-build development over the plan period;'

The applicant has not demonstrated how the proposal supports this requirement.
9. The requirements of the Emerging Local Plan 2011-31 Section 8.20. state that "On most suburban and edge-of-settlement sites, applicants should therefore make an initial assumption of 60% larger (3+ bed) and 40% smaller (1 or 2 bed) homes to ensure an overall mix is achieved. The most appropriate solution will be considered on a site-by-site basis having regard to this, up-to-date evidence of housing need, the criteria set out above and the outcomes from applying Policy HS2."
Based upon 2 properties we would expect at least 1 to be within the classification of 1 or 2 bed. The applicant should either provide the advised number of 1 and 2 bed properties or provide financial contribution to the parish for supporting the delivery of such size properties elsewhere within the parish.
10. Design and Access Statement 2.12 Scale
The applicant states that 'The proposals comprise of two storey dwellings with accommodation in the roof. The common eaves is 5.3m above ground level, with the ridge at 9.4m.' The proposal is effectively of 3 stories with a height approximately 2 metres greater than the existing dwelling and the adjacent 11 Lime Avenue.
11. Design and Access Statement 2.13. The applicant makes reference to Planning Officer recommendations. Please provide a copy of these recommendations for confirmation that the applicant has complied with such.
12. Design and Access Statement 2.14 Material Palette
The applicant states the windows will have 'cast stone surrounds' but indicates only cast stone lintels. Please confirm which is proposed?

Planning Decisions by NHDC

<p>Application: 21/03041/FPH Proposal: Single storey side extension and alterations to existing fenestration Location: 8 Coopers Close, Kimpton, Hitchin, Hertfordshire, SG4 8QU Plan Nos: 2148-PL01 2148-PL02 2148-PL03 Decision: Conditional permission</p>
<p>Application: 21/01481/FP Proposal: 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. Location: The Boot, 64 High Street, Kimpton, Hitchin, Hertfordshire, SG4 8PT Plan Nos: 1205/01 1205/02 1205/100 1205/101 1205/102 1205/103 1205/104 Decision: Conditional permission</p>
<p>Application: 21/02990/FPH Proposal: Erection of detached timber framed garden room Location: 14 Blackmore Way, Blackmore End, St Albans, Hertfordshire, AL4 8LJ Plan Nos: 14BW/01F Decision: Conditional permission</p>
<p>Application: 21/03035/FPH Proposal: Single storey rear extension and erection of detached single garage, alterations to existing utility room fenestration, reposition entrance gates and driveway from Claggy Lane and formation of dropped kerb and vehicular access onto the High Street following demolition of existing detached garage and existing rear conservatory Location: 70 High Street, Kimpton, Hitchin, Hertfordshire, SG4 8PT, Decision: Refused</p>
<p>Application: 21/03076/FPH Proposal: Extension to existing front porch, erection of a pergola to front elevation, replace existing attached garage door with windows to facilitate conversion into habitable accommodation, alterations to existing fenestration and addition of timber to exterior of all four elevations. Erection of detached front elevation shed Location: 29 Beech Way, Blackmore End, St Albans, Hertfordshire, AL4 8LY Plan Nos: 21042.00.001 Rev A 21042.00.002 Rev A 21042.00.050 Rev A 21042.00.100 Rev A Decision: Conditional permission</p>
<p>Application: 21/02544/LBC Proposal: External alterations to North Elevation and internal alterations (as amended by drawing nos. 2241-PL05A & PL06A received on 08.11.2021 and as amplified by drawings refs: Option 1 - Kitchen Floor Plan; - Kitchen Elevations A, B & C; - Island; - Pantry Elevations A, B, C & D; - Pantry Internals and - Larder Internals received on 04.11.2021). Location: Lawrence End House, Lawrence End Road, Peters Green, Luton, Hertfordshire, LU2 8PF Approved Plan Nos: 2241-PL05A, 2241-PL06A, Option 1 - Kitchen Floor Plan Option 1 - Kitchen Elevation A, Option 1 - Kitchen Elevation B Option 1 - Kitchen Elevation C, Option 1 - Island Option 1 - Pantry Elevation A, Option 1 - Pantry Elevation B Option 1 - Pantry Elevation C, Option 1 - Pantry Elevation D Option 1 -Pantry Internals, Option 1 - Larder Internals 2241- 01, 2241- 02, 2241- 03, 2241- 04, 2241- 05 2241- 06, 2241- 07, 2241- 08, 2241- 09, 2241- PL01A 2241- PL02, 2241- PL03, 2241- PL04, 3P Decision: Conditional permission</p>

