

## Planning Applications

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

### Response required by 12th April 2022

**Address:** 134 High Street, Kimpton

**Planning Reference:** 22/00766/FPH

**Full Permission Householder:** Two storey rear extension following demolition of existing rear extension.

Plans and associated documents can be seen on <https://pa2.north-herts.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=R8UG7QLKKAJ00>

**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 application is for a sizable double storey extension of approximately 80m2 at the rear of the existing property. The size of extension is not inappropriate for the site.
3. The new double storey extension distance from the eastern side site boundary is unspecified but appears to scale 1m.
4. The double storey extension height above ground near the boundary is not stated but appears to be 5,5 at the eaves and 7m to the ridge line. The height of this extension and the closeness to the boundary will create some shading to the garden of the property immediately to the east.

### Response required by 22<sup>nd</sup> April 2022

**Address:** 12 Kimpton Road, Blackmore End, St Albans, Hertfordshire, AL4 8LD

**Planning Reference:** 22/00847/FPH

**Full Permission Householder :** Replacement of conservatory roof including lantern light. Insertion of dormer windows to front and rear existing roof slope to provide additional habitable space at first floor level. Roof extensions to create gable ends. First floor rear extension including raising hipped roof. Replacement windows and replacement flat roof to ground floor. Removal of existing outbuildings connected to house at the rear. Replacement photovoltaic panels. Widening of existing vehicular access.

Plans and associated documents can be seen on <https://pa2.north-herts.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=R98TM8LKKG800>

**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 application is for a double storey extension with an increase in plan area at the first floor. The size of increase is not clear as plans of the existing property do not appear to have been provided. These should be requested.
3. The widening of the vehicular access is needed for safety - the house is right on the bend of that road.
4. Replacement photovoltaics will improve energy efficiency.
5. Looks like general modernisation of the rest of the house with conservatory, dormers and windows improving energy efficiency.

### **Response required by 30th April 2022**

**Address:** Greenveldt Kennels , Luton Road, Kimpton, Hertfordshire, SG4 8HB

**Planning Reference:** 22/00982/FP

**Full Planning Permission:** Erection of 3 x 4-bed detached single storey dwellings following the demolition of the existing kennel buildings including alterations to the existing access and addition of 6 parking spaces.

Plans and associated documents can be seen on <https://pa2.north-herts.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=R9VHEYLKKOR00>

### **Response from KPC. Object.**

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. Unfortunately, this application does not meet all these criteria.
2. Previous applications have included refusal for the following.  
12/01035/1 - Erection of 1 x 4 bedroom bungalow– Refused 17/07/12  
10/02422/1 - Erection of two 4 bedroom bungalows– Refused 03/05/11  
09/00841/1 - Two four bedroom detached bungalows – Refused 12/08/09
3. The applicant applied for, and received permission, for the conversion of an existing building to a 4 bed property in 2020. Ref 20/00303/FP.
4. The site has a current conditional planning consent 21/00591/FP for 3 no. three bedroom properties granted on the 17th of May 2021.
5. The current application is for 3 no. four bedroom properties which are proposed to cover a significantly larger area of the site than the previous approved application
6. The applications made over a 13-year period have a strong element of scope creep.

7. The existing buildings are kennels and as they exist are of insufficient height for refurbishment to residential use, without significant reconstruction.

**Material Planning Considerations:**

8. The application site is within an area designated in the Emerging Local Plan, and the North Hertfordshire District Local Plan no.2 with Alterations 1996 as Green Belt, within which there is a presumption against inappropriate development, such as that proposed, unless very special circumstances can be demonstrated. In the view of the Council the proposal is not supported by such circumstances. As such, the proposal is considered to fail to comply with the provisions of PPG2 - Green Belts and Policy 2 of the North Hertfordshire District Local Plan no.2 with Alterations 1996 and with PPS7 - Sustainable Development in Rural Areas. 2.

9. Local Plan 1996 No 2 (2007)

Policy 3 - Settlements within the Green Belt

In settlements within the Green Belt, the Council will not normally permit development proposals, except for:

- i. that strictly necessary for the housing and employment needs of agriculture, forestry, leisure and local services in the rural areas that cannot practicably be met outside the Green Belt; or
- ii. the local facilities and services needs of the settlement within which the development is proposed; or
- iii. the meeting of an identified rural housing need in compliance with Policy 29; or
- iv. a single dwelling on a small plot located within the built core of the settlement, which will not result in the outward expansion of the settlement or have any other adverse impact on the local environment or other policy aims within the Green Belt.

The current application is of a far larger foot print than the prior application and it extends over a greater depth of the site and has a detrimental impact upon the green belt.

10. The location of the site is such that occupants of the new dwellings would be heavily reliant on private car use to access essential shops and services, which formed reasons for refusals of previous applications 12/01035/1 and 10/02422/1, with the 2010 application dismissed at appeal. The same unsustainability issue is applicable with the three dwellings proposed here.

11. The proposal would be contrary to Planning Policy Statement 1: Delivering Sustainable Development, Planning Policy Statement 3: Housing, and Planning Policy Guidance Note 13: Transport.

12. Permitted Development.

The current applications site layout allows for the subsequent further scope creep of a further two dwellings or extension of proposed building area. We would therefore request that the allowance for permitted development is removed within any condition connected with a planning approval.

13. Energy Statement.

The application includes an energy statement based upon the prior application and should there for be withdrawn and re submitted in an applicable form.

14. Energy Statement.

The proposal is near to the minimum standard to comply with current Building Regulations. We would ask that the development has a condition placed to require it to comply with Building Regulations applicable at time of Building Regulation submission.

15. Energy Strategy Statement

In considering the above document it would appear that the application is proposing to provide an unacceptable solution.

Requirements of planning are that:-

1. 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.

And:-

2. 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.

The reasons for this are as follows:-

- a. We believe the applicants 'Energy Strategy Statement' document contains an approach to evaluation which does not comply with the requirements of PdSAP v 9.93 dated July 2016. Appendix S of this regulation states a comparison criterion for existing dwellings. We understand that the building is not an existing dwelling but is an existing kennel. This means that the project is a 'material change of use' and the comparison model for SAP calculations should be as required for new projects. We would therefore expect the notional U values to be used as Walls 0.18, Floor 0.13, Roof 0.13. Windows/Doors 1.4. and not those stated within the document. We believe the proposal from the applicant is close to or worse than the poorest criteria possible under current part L of the building regulations for fabric performance. The applicant has stated that the application is sustainable and of low energy consumption. Based upon the content of this report we are unable to agree with this statement.
- b. We note the applicant's statement that the building will not comply with any leakage criteria. This statement fails to meet the requirements and must perform to an air leakage rate of less than 5M<sup>3</sup>/M<sup>2</sup>/hr. This to be at a test pressure of 50Pa.. Non-compliance with this would prevent occupation until the performance is rectified. This should be stated as a condition of any planning approval.
- c. The application does not provide any form of renewable energy source.
- d. The application does not provide any form of ventilation heat recovery.

- e. The application does not state what the achieved CO2 and Energy consumption is per square metre for comparison purposes.

These issues should be addressed by the applicant.

16. 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:-

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."

and the evidence of housing need indicates:-

The requirements of 'Kimpton Parish Housing Needs Survey March 2019' clearly states the need for 24 additional affordable homes mainly of 1 and 2 bedroom size within the parish.

The applicant has indicated a provision of only 4 bed dwellings. Clearly the above criteria have not been met the applicant. These issues should be addressed by the applicant.

17. NHDC Local Development Framework. Planning Obligations Supplementary Planning Document November 2006 2.7.3 Policy 2 – Design and Provision of Development. This requires developers to provide or finance the cost of provision that is fairly and reasonably related in scale and kind to the proposed development. It goes on to state that: "*Planning obligations will be sought prior to the issue of planning permission. Provisions will cover those necessary to serve the development, to mitigate its impact or to offset the loss of or impact on an existing resource, or otherwise necessary in the interests of comprehensive planning and sustainable development.*"

We ask that the appropriate contributions required by this document are made as part of any planning permission and obtained prior to any consent.

**Response required by 7th May 2022**

**Address:** 70 High Street, Kimpton

**Planning Reference:** 22/01038/FPH

**Full Permission Householder :** Detached single garage to side garden

Plans and associated documents can be seen on <https://pa2.north-herts.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RA72JWLKKSX00>

**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 application is for a new garage of 15m<sup>2</sup> gross external area and a height to ridge of 3.6m existing property. The size of extension is not inappropriate for the site.

**Response required by 7th May 2022**

**Address:** Priors Holt, Bibbs Hall Lane, Ayot St Lawrence

**Planning Reference:** 22/01010/FP

**Full Planning Permission:** Use of building as ancillary residential accommodation including external alterations.

Plans and associated documents can be seen on <https://pa2.north-herts.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RA0KZ3LKKR800>

**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 applicant seeks a change of use from equestrian stable use to ancillary residential use to Prior's Holt.
3. We propose that a restriction be placed upon any granted permission that restrict the usage to ancillary residential use rather than residential use, in order to prevent any usage separate to the main dwelling.

**Response required by 14<sup>th</sup> May 2022**

**Address:** 14 Kimpton Road, Blackmore End

**Planning Reference:** 22/01029/FPH

**Full Permission Householder:** Conversion of existing stable block as one-bed residential annexe

Plans and associated documents can be seen on <https://pa2.north-herts.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RA6CJDLK00Y00>

## Planning Decisions by NHDC

**Planning Application:** 22/00144/FPH

**Proposal:** Erection of single storey garden office following demolition of existing shed.

**Location:** Redlands, Kimpton Road, Peters Green, Luton, Hertfordshire, LU2 9PR

**Plan Nos:** Proposed Site Plan Location Plan Proposed Site Boundary Plan Proposed West Elevation  
Proposed South Elevation Proposed Roof Plan Proposed North Elevation Proposed East Elevation  
Existing Site Plan Proposed Floor Plan

**Decision:** Conditional Permission

**Planning Application:** 22/00478/FPH

**Proposal:** Replace existing first floor side (south east elevation) window with two smaller windows, insertion of rooflights and dormer to existing front roofslope and insertion of large dormer to existing rear roofslope to replace existing rear dormer window, to facilitate conversion of loftspace into habitable accommodation. Single storey rear extension following demolition of existing rear conservatory.

**Location:** Michaelmass, Lawrence End Road, Peters Green, Luton, Hertfordshire, LU2 9QD Plan  
Nos: 21179 - 002 21179 - 002 21179 - 001A

**Decision:** Conditional permission

**Planning Application:** 22/00684/FPH

**Proposal:** Single storey rear extension following demolition of existing conservatory

**Location:** 11 Coopers Close, Kimpton, Hitchin, Hertfordshire, SG4 8QU

**Plan Nos:** 1243 001 1243 002 1243 003

**Decision:** Conditional permission