



**North Herts Residential Self-Build Completions in Period**

Small Site Completions (4 or less) in year to 31/03.2017

Borough/District Name North Hertfordshire

70 Net New Self-Build Completions (inc 17 Losses) Between 01/04/2016 and 31/03/2017

Application Type None of Temporary Permission

PP Ref	Address	Description	Gross Comp in Period	Losses	Net Comp in Period
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Borough/District Name North Hertfordshire

11/02497/1	Garage House, Cambridge Road, Barkway, SG8 8BS	Erection of one 4 bedroom detached dwelling with detached double garage and two 3 bedroom semi-detached dwellings with attached single garages, following demolition of existing garage and outbuilding.	3	0	3
12/00851/1	Land between, 10 & 19 Roman Lane, Baldock	Resite one dwelling (Plot 1) to align frontage of 19 Roman Lane & move forward 2nd dwelling (Plot 2) to increase size of rear garden (as minor amendment to 10/01294/1)	2	0	2
12/01122/1	34a Woolgrove Road, Hitchin, SG4 0AT	Erection of one 3 bedroom detached dwelling, detached garage and associated works following demolition of existing garage and workshop (as amended by plan nos. 02C received 12/10/12 and 01D received 1st and 3rd October 2012)	1	0	1
12/02513/1DM	Mary Penny Close, Shaftenhoe End Road, Barley, SG8 8LE	Erection of replacement dwelling and detached double garage and retention of annexe following demolition of existing dwelling and outbuilding (variation of planning application 11/00960/1 granted 29.12.11)	0	1	-1

13/01590/1	39-43, Leys Avenue, Letchworth Garden City, SG6 3EE	Addition of first floor to single storey building at rear of No. 41 & 43 Leys Avenue and conversion of part of existing building to provide 3 x 1 bedroom dwellings. Single storey rear extension to No 39 Leys Avenue. Addition of 1.8 metres boundary wall on south east elevation at first floor level to facilitate formation of first floor terrace for existing flat (43a Leys Avenue). Replacement shop fronts for 41 and 43 Leys Avenue and alteration to shop front of No. 39 Leys Avenue. Provision of 4 car parking spaces and 2 delivery vehicle parking spaces, bin stores and ancillary works following demolition of 3 existing garages/stores at rear (as amended by plans received on 31 January 2014).	3	0	3
13/02845/1	Land Adjacent Orchard Cottage, Pirton Road, Holwell, SG5 3SR	Approval of details relating to appearance, landscaping, layout and scale, of outline application 12/02783/1 granted 19 March 2012, for the erection of three dwellings with access road, gardens and parking (as amended by plans received 4th February 2014).	3	0	3
13/02981/1	Land rear of The Cottages, Nup End Green, Park Lane, Old Knebworth, SG3 6QH	Single-storey detached 2 bedroom dwelling. Replacement sewage treatment system	1	0	1
13/03044/1	R/O, 46-48 Bradleys Corner, Hitchin, SG4 0PR	Two 3-bedroom detached houses with vehicular access from Desborough Road. (Amended plans received 23/01/14 and 08/04/14).	2	0	2
14/00010/1	Site of former 146, Park Lane, Old Knebworth, SG3 6PP	Replacement 5 bedroom detached dwelling and garden shed (as a variation of planning permission reference No. 13/00513/1)	1	0	1

14/00026/1	3 Tilehouse Street, Hitchin, SG5 2DW	Changes to fenestration on rear elevation and demolition of existing rear single storey office extension to facilitate change of use from offices (A2) to residential (C3) to provide 3 bedroom dwelling.	1	0	1
14/00234/1	Wildwood, Gosmore Road, Hitchin, SG4 9AT	Single storey side and front extension and first floor side extension to enable a single dwelling to be subdivided into two dwellings, 1 x 4 bedroom and 1 x 3 bedroom (as amended by drawings received 13th April 2014).	2	0	2
14/01017/1	37 Kimberley, Letchworth Garden City, SG6 4RA	Detached three bedroom dwelling and alterations to fenestration of existing west and rear elevation of no. 37 Kimberley (as amended by block plan received 3 June 2014).	1	0	1
14/01228/1	15 Gun Lane, Knebworth, SG3 6BH	Erection of two semi-detached chalet bungalows following demolition of existing bungalow.	2	0	2
14/01944/1	Land at, Windmill Hill House, Highbury Road, Hitchin, SG4 9RT	Three bedroom detached dwelling with associated parking	1	0	1
14/02613/1	92 Green Drift, Royston, SG8 5BT	Two detached 4-bedroom dwellings with detached garages following demolition of existing residential dwelling (as amplified by plan received 8 December 2014).	2	0	2
14/02654/1	66 Kimpton Road, Blackmore End, AL4 8LH	Detached six bedroom dwelling with detached garage/carport/woodstore following demolition of existing dwelling.	1	0	1
14/02679/1	Meadow Croft, Mangrove Road, Cockernhoe, LU2 8QD	Conversion and extension of Water tower to form 3 bedroom dwelling,, incorporating two storey rear/side extension and single storey front extension.	1	0	1

14/03156/1	Fairclough Hall Farm, Halls Green, Weston, SG4 7DP	Conversion,, extension and incorporation of an associated garage of existing home office building,, to create one 2 bed residential dwelling.	1	0	1
14/03341/1	Oakfields Farm, Stevenage Road, Hitchin, SG4 7JX	Replacement and conversion of redundant agricultural and B1 / B8 buildings to residential (C3) to provide 3 x 2 bed, 2 x 3 bed and 3 x 4 bed dwellings together with associated works (as amended by plans received 3/3/15).	3	0	3
15/00178/1	Nine Elms, Police Row, Therfield, SG8 9QE	Two detached 5 bedroom dwellings with attached double garages, one 4 bedroom dwelling and three 3 bedroom dwellings with attached garage block following demolition of existing dwelling. New internal access road and separate access to Police Row (as amended by plans received 19.2.15 and 4.3.15).	2	0	2
15/00330/1	12b, Bucklersbury, Hitchin, SG5 1BB	Change of Use and conversion from B8 (storage) to a single two bed dwelling.	1	0	1
15/00344/1	52B, Church Street, Baldock, SG7 5AF	Change of use of ground floor office and store to 2 x 1 bedroom flats with 4 associated car parking spaces.	2	0	2
15/00363/1	36, Brampton Park Road, Hitchin, SG5 1XF	Replacement detached 4-bedroom chalet bungalow following demolition of existing (as amended by plan no. 1317/2B received 26/2/15).	0	1	-1
15/00369/1	Land to the rear of 23 and 25, Wadnall Way, Knebworth, SG3 6DU	Erection of two 3 bedroom dwellings; parking facilities; new vehicular access onto Crabtree Road and ancillary works (as amended by plans received 31/03/15)	2	0	2
15/00460/1	1-3, Lower King Street, Royston, SG8 5AJ	Change of use from offices (A2) to residential (C3) and creation of 2 x one-bed flats and 1 x one-bed house.	3	0	3
15/00507/1	23, Cranborne Avenue, Hitchin, SG5 2BS	Replacement detached dwelling.	1	1	0
15/00839/1	Land adjacent to 14, Bannister Gardens, Royston	Erection of 1 x 4 four bed detached dwelling with off road parking.	1	0	1
15/00915/1	Barn adjacent to Brookend Farm House, Stevenage Road, St Ippolyts	Change of use, extension and alterations of stable building to provide a single dwelling (as amended)	1	0	1
15/01004/1PN	First Floor, 133, Cambridge Road, Hitchin, SG4 0JH	Prior approval notification - Class O: Change of use from Use Class B1(a) (offices) to Use Class C3 (residential) to provide a first floor two bedroom flat.	1	0	1
15/01039/1PN	Unit 1B, Shaftesbury Industrial Estate, Icknield Way, Letchworth Garden City, SG6 1HE	Prior Approval Notification: Change of use of first floor from offices (Use Class B1) to residential (Use Class C3) to provide 2 x 1 bedroom apartments	2	0	2
15/01054/1	23, Blackmore Way, Blackmore End, AL4 8LJ	Erection of 1 x 5 bed dwelling and detached double garage following demolition of existing dwelling. (as amended by drawings and information received 28th July and 6th October 2015).	0	1	-1
15/01058/1	Land south of St Marys Church and rear of 28, High Street, Hodwell,, Ashwell	Single storey front extension, single storey rear extension, external alterations to facilitate conversion of garage block to one 3 bedroom dwelling and detached double garage with ancillary accommodation (variation to Planning application 14/00969/1 granted 17.6.14)	1	0	1

15/01161/1	42, Bedford Road, Hitchin, SG5 2TY	First floor rear extension to form one bedroom flat. Insertion of one window into each side elevation of existing first floor flat.	1	0	1
15/01491/1	Land Rear Of 21, Whitehorse Street, Baldock	Change of use and conversion of existing commercial building to 2 x 2 bedroom flats involving alterations to fenestration, addition of front canopy and ancillary works.	2	0	2
15/01650/1	May Cottage, Stevenage Road, Little Wymondley, SG4 7HY	Conversion of 1no. detached dwelling to 2 no. one bedroom semi detached dwellings	2	0	2
15/02116/1	Ashwell Post Office, 17, High Street, Ashwell, SG7 5NN	Change of use of former Post Office and shop to residential in association with existing dwelling and creation of 1 x 1-bed flat at ground floor level. Single storey rear extension to flat and first floor rear extension and additional first floor window in side (east) elevation to house. (Amended plans received 06/10/15).	1	0	1
15/02127/1	Land between 10 and 11, Wyatt Close, Ickleford, SG5 3XY	Erection of two detached 3 bedroom dwellings and associated works	2	0	2
15/02190/1	Land Adjacent to 1 Dale Close, Hitchin, SG4 9AS	Detached 3-bedroom dwelling together with associated garage, parking and access from Dale Close.	1	0	1
15/02213/1	Trees, Deards End Lane, Knebworth, SG3 6NL	Barn conversion including single storey side extension to form a 3-bedroom detached dwelling with associated off-street parking and amenity land. (Amended plans received 26/10/15 & 11/11/15).	1	0	1
15/02243/1	Bury Mead, Maiden Street, Weston, SG4 7DL	Detached three bedroom dwelling following demolition of existing dwelling	1	0	1
15/02291/1	Land to r/o Sunnybanks, Offley Road, Hitchin, SG5 2AZ	Detached 3-bed dwelling with associated vehicular access from Pirton Road (as amended by plan no. 15.13: 01D and 02A)	1	0	1
15/02490/1	Grange Farm House, Mill Lane, Hexton, Hitchin, SG5 3HX	Erection of two storey detached dwelling with garage, car port, driveway and vehicular access (as amended by plan no. 15HEX.G.SP01 Rev G)	1	0	1
15/02576/1PN	14/15 High Street, Hitchin, SG5 1AT	Change of use of first and second floor offices to 4 x 1 bedroom dwellings	4	0	4

15/02665/1	13 Bedford Road, Hitchin, SG5 2TP	Single storey rear extension to create 1 bedroom flat together with associated parking	1	0	1
15/02775/1	35 Franklin Gardens, Hitchin, SG4 0BS	3-bedroom attached dwelling together with associated parking following demolition of existing side extension to number 35 Franklin Gardens (as amended by plan no. PL01A)	1	0	1
15/02820/1	Our Lady and St Andrews RC Church, 16 Nightingale Road, Hitchin, SG5 1QS	Conversion of existing detached dwelling to two self-contained apartments. Conversion and extension of garage and store to parish office and new pitched roof over retained/extended detached garage/store (as amended by plan no. 0619/02C received 20/1/16)	0	1	-1
15/02957/1	Lodge Cottages, Lilley Bottom, Lilley, Luton, LU2 8NH	Subdivision of dwelling to form two dwellings	2	1	1
15/03028/1	Land at 25 St Michaels Mount, Hitchin, SG4 0DH	Two bedroom detached dwelling with associated amenity space and parking	1	0	1
15/03038/1	17-19, Hitchin Street, Baldock, SG7 6AL	Two storey rear extensions and insertion of 7 rooflights into existing side roof slopes to facilitate conversion of existing house, flat, shop and barn into 2 x 2 bedroom dwellings and 2 x 3 bedroom dwelling with 4 associated car parking spaces, landscaping and ancillary works following demolition of two existing extensions and detached garage.	0	2	-2
15/03040/1	61 Benslow Lane, Hitchin, SG4 9QZ	Replacement 4 bedroom detached dwelling following demolition of existing dwelling.	1	0	1
15/03090/1	The Bourne, 2 Gower Road and, land rear of 15 Old North Road, Royston, SG8 5DU	Erection of one 4 bedroom detached house with off street parking for 4 cars (as variation of permission granted for 3 bed dwelling under reference 15/00296/1)	1	0	1
16/00008/1	10A, Angel Pavement, Royston, SG8 9AS	Change of use of rear ground floor from office to one 1x bedroom flat and insertion of window to rear.	1	0	1
16/00016/1	Land at The Orchard, Willian Road, Hitchin, SG4 0LX	Change of Use from Class B1 (Offices) to Class C3 (Residential) and alterations to the fenestration.	1	0	1
16/00292/1EUD	2A Coombelands, Royston, SG8 7DW	Use of annexe as a separate residential dwelling	1	0	1
16/00299/1	9 Baldock Street, Royston, SG8 5AY	Change of use from retail (Class A1) at ground floor to one two bedroom dwelling (Class C3 residential) (as amended by plans received 29th March and 13th July 2016).	1	0	1
16/00390/1	26a High Street, Royston, SG8 9AG	Change of use of first floor from retail (class A1 Hairdressers) to first floor flat (class C3 residential) (as amended by plan received 18 May 2016)	1	0	1
16/00778/1	31 Oakfield Avenue, Hitchin, SG4 9JD	Replacement dwelling	1	1	0
16/00847/1	Flint House, Cambridge Road, Barkway, SG8 8BP	One detached 4 x bedroom dwelling and one detached 3 x bedroom dwelling with attached double car ports and two 2 x bedroom semi-detached dwellings, car parking, access and associated landscaping (as amended by plans received 21/07/16 and 06/09/16).	2	0	2
16/00892/1	Willian Post Office, Willian, SG6 2AE	Change of use of existing ground floor residential accommodation and part first floor residential accommodation (C3) to 8 x en-suite letting bedrooms (C1) and insertion of three ground floor door/windows in existing east elevation, provision of 10 car parking spaces, landscaping and ancillary works.	0	1	-1
16/01110/1	The Sir John Barleycorn, Oughton Head Way, Hitchin, SG5 2JZ	Change of use from A4 (Drinking Establishment) to (C3 Residential) and conversion and extension of existing public house to form 2 x 2-bed flats, conversion of existing outbuilding to 1 x 1-bed dwelling and detached 1-bed dwelling together with all associated works. As amended by plan nos. 1069- 150, 151, 1169-153A and 1169- 153, 1169-154A, 1169-155C, 1169-156C, 1169-157A, 1169- 158B, 1169-159C.	0	1	-1
16/01114/1	56 Melbourn Road, Royston, SG8 7DF	Change of use of 109 Mill Road and first floor of 56 Melbourn Road from residential to bed and breakfast accommodation	0	1	-1
16/01142/1	50 St Albans Road, Codicote, SG4 8UT	Erection of replacement 4 bed dwelling following demolition of existing house (as amended by plans received 23/08/2016)	0	1	-1

16/01262/1EUD	Pestol Farm, Lower Green, Ickleford, SG5 3TU	Continued use of mobile home, associated ancillary amenity space and car parking.	1	0	1
16/01439/1	5 Heathfield, Royston, SG8 5BN	Erection of three bed detached dwelling and creation of additional vehicular access following demolition of existing dwelling.	0	1	-1
16/01585/1	Pool House at, 3 Crunnells Green, Preston, SG4 7UQ	Two storey side extension to existing pool house to facilitate conversion to one 2 bedroom dwelling. Front porch, chimney flue to north west elevation and new access from Back Lane (as a variation of permission granted under ref 15/01838/1).	1	0	1
16/01607/1	Meadow View, West Street, Lilley, LU2 8LH	Erection of 5 bedroom detached dwelling with single garage following demolition of existing dwelling (as variation of Planning permission 15/02171/1 granted 26/10/2015)	0	1	-1
16/01786/1	88 Tilehouse Street, Hitchin, SG5 2DU	Change of use of basement and ground floor (part) from A1 (Hair Salon) to C3 (residential dwelling) together with internal alterations to facilitate provision of 1 x 2-bed self-contained apartment.	1	1	0
16/02023/1	The Coach House, London Road, Langley, Hitchin, SG4 7PP	Approval of Details of Appearance pursuant to outline application 15/01755/1 granted permission 12/11/2015 for the erection of two pairs of two storey semi-detached dwellings with associated parking following demolition of existing premises.	0	1	-1
16/02025/1EUD	Pheasant Cottage, Jacks Hill Farm, Jacks Hill, Graveley, SG4 7EQ	Continued use of one bedroom converted Barn	1	0	1
16/02026/1EUD	Nightingale Cottage, Jacks Hill Farm, Jacks Hill, Graveley, SG4 7EQ	Continued use of three bedroom converted Barn	1	0	1
16/02431/1	ground floor, 94-96 Cambridge Road, Hitchin, SG4 0JH	Retention of two bedroom ground floor flat with single storey rear extension and two parking spaces following demolition of existing store/toilet.	1	0	1
16/02982/1	103 Wymondley Road, Hitchin, SG4 9PX	Retention of conversion of garage to separate self-contained 1-bed dwelling	1	0	1
<b>North Hertfordshire Totals: Custom and Self-Build completions:</b>			<b>87</b>	<b>-17</b>	<b>70</b>
<b>Report Total for Custom and Self-Build completions:</b>			<b>87</b>	<b>-17</b>	<b>70</b>

During the year to 31.03.2017, **70** out of **539** net completions (**13%**) across the North Hertfordshire District were Custom or Self-Build, on small-scale/Windfall sites.