

DELEGATED FILE NOTE

CASE OFFICER: ...Alex Howard.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/02173/FPH	Insertion of rear window to existing garage to facilitate conversion into habitable accommodation.	50 Hartington Place Letchworth Garden City Hertfordshire SG6 1FA

Submitted Plan Nos

50/HP/29/09/2025/PD

1.0 Policies

D1 Sustainable design

D2 House exts, replcmnt dwellings outbuild

D3 Protecting living conditions

SECN12 Achieving well-designed places

2.0 **Site History**

2.1 None.

3.0 **Representations**

3.1 **Site Notice and Neighbour Representations** – None received.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The site is a semi-detached property on Hartington Place, Letchworth.

4.2 **Proposal**

4.2.1 Planning Permission is sought for the insertion of rear window to existing garage to facilitate conversion into habitable accommodation.

4.3 **Key Issues**

4.3.1 **Design:** The proposed window on the rear elevation would be permitted development if this property benefits from permitted development rights. The proposed window is modest and would match the existing, there would be no impact upon the character and appearance of the dwelling as seen from the street scene. Complies generally with Policy D1 and D2 of the Local Plan.

4.3.2 **Impact on neighbours:** No impact on neighbouring amenity would occur as a result of this modest proposal for an additional window. Complies with Policy D3 of the Local Plan.

4.4 **Conclusion**

4.4.1 Acceptable in planning terms.

4.5 **Alternative Options**

4.5.1 None applicable

5.0 **Recommendation**

5.1 That planning permission be **GRANTED** subject to the following conditions:

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

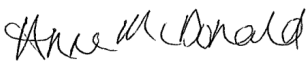
Reason: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out wholly in accordance with the details specified in the application and supporting approved documents and plans listed above.

Reason: To ensure the development is carried out in accordance with details which form the basis of this grant of permission.

Proactive Statement:

Planning permission has been granted for this proposal. Discussion with the applicant to seek an acceptable solution was not necessary in this instance. The Council has therefore acted proactively in line with the requirements of the Framework (paragraph 38) and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015.

Signed  Anne McDonald	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 11 November 2025	