

|                            |
|----------------------------|
| <b>DELEGATED FILE NOTE</b> |
|----------------------------|

**CASE OFFICER:** ...Thomas Howe.....

| <b>APPLICATION<br/>REFERENCE</b> | <b>BRIEF DESCRIPTION OF<br/>DEVELOPMENT</b>                   | <b>APPLICATION SITE</b>                                                                  |
|----------------------------------|---------------------------------------------------------------|------------------------------------------------------------------------------------------|
| 26/00893/FPH                     | Replace existing front and rear entrance<br>doors and frames. | 1 Winchs Yard<br><br>Tilehouse Street<br><br>Hitchin<br><br>Hertfordshire<br><br>SG5 2DY |

**Submitted Plan Nos**

Location Plan

**1.0     Policies**

|     |                            |
|-----|----------------------------|
| HE1 | Designated heritage assets |
|-----|----------------------------|

|        |                                          |
|--------|------------------------------------------|
| SP2    | Settlement Hierarchy and Spatial Distrib |
| D1     | Sustainable design                       |
| D2     | House exts, replcmnt dwellings outbuild  |
| D3     | Protecting living conditions             |
| SECN12 | Achieving well-designed places           |
| SECN16 | Conserve + enhance historic environment  |

## 2.0 **Site History**

- 2.1 02/00322/1 - Four 2 bedroom terraced dwellings with 4 associated parking spaces and detached cycle store building (as variation of application number: 00/01399/1 granted 05.07.2001) (as amended by drawing no 00/82/1J received 22.04.2002) – Conditional Permission (Permitted Development Rights withdrawn for Classes A, B, D and E of Part 1 of Schedule 2)

## 3.0 **Representations**

- 3.1 **Neighbour Representations** – None received.
- 3.2 **Conservation Officer** - Following a surgery discussion, it was agreed that there was no comment to make.

## 4.0 **Planning Considerations**

### 4.1 **Site and Surroundings**

- 4.1.1 No. 1 comprises an end of terrace two storey dwelling off Tilehouse Street within Hitchin Town Centre. The permitted development rights were withdrawn by the parent permission for the erection of the dwelling. The site is within the Hitchin Conservation Area.

### 4.2 **Proposal**

- 4.2.1 Planning Permission is sought for:

Replace existing front and rear entrance doors and frames.

#### 4.3 **Key Issues**

4.3.1 **Principle:** Within the settlement boundary of Hitchin and would comprise a modest alteration to an existing dwelling. Complies with Policy SP2 of the Local Plan.

4.3.2 **Design and Impact upon Conservation Area:** The proposed replacement doors would be designed to replicate the panel and glazing layout of the existing doors, therefore seeking to be sympathetic to the terrace of dwellings. The primary variation is the change in materials from timber to UPVC and to change the door handles, as set out in the application form. Broadly, this change would be acceptable and would hold a suitable visual relationship with the locality. The site is brushed over by the Conservation Area but comprises a modern in-fill development that is well obscured from view from Tilehouse Street. The proposed replacement doors are not considered to harm or undermine the wider Hitchin Conservation Area and would hold an acceptable visual relationship with the surrounding area. Complies generally with Policy D1 and Policies HE1 and SP13 of the Local Plan 2011-2031 and Chapter 20 of the NPPF are considered to be complied with. The development is considered to comply with Section 72 of the Planning (Listed Building and Conservation Areas) act 1990. The Conservation Officer has not raised an objection.

4.3.3 **Impact on Neighbours:** None. Would not project significantly beyond the existing rear or principal elevation of the host dwelling and the neighbouring dwellings. Therefore, impacts to light and dominance would not be unacceptable. Outlook would be similar to existing, and therefore privacy concerns are not considered to arise. Complies with Policy D3 of the Local Plan.

4.3.5 **Parking:** No loss of parking on-site. Complies with T2 of the Local Plan.

4.3.6 **BNG:** Exempt from BNG requirements.

4.3.7 **Climate Change:** Due to the small scale of the proposals and the sustainable location there would be minimal impact on local climate change.

#### 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.

|                                                                 |                                                                                                                                                 |
|-----------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>Signed</p> <p><i>S. Kasparian</i></p> <p>Sarah Kasparian</p> | <p>Development Management<br/>North Hertfordshire District Council<br/>Council Offices<br/>Gernon Road<br/>Letchworth<br/>Herts<br/>SG6 3JF</p> |
| <p>Determining Officer</p> <p><b>Date:</b> 20 August 2026</p>   |                                                                                                                                                 |