

DELEGATED FILE NOTE

CASE OFFICER: ...Tom Rea.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
24/01765/FPH	Replacement of existing roof and 2no front dormer windows and existing rooflights.	Wellington House 2 Park Street Hitchin Hertfordshire SG4 9AH

Submitted Plan Nos

SM/01 SM/02 Site Block Plan Location Plan

1.0 Policies

D1	Sustainable design
D3	Protecting living conditions
D2	House exts, replcmnt dwellings outbuild
HE1	Designated heritage assets

2.0 **Site History**

2.1 None relevant

3.0 **Representations**

3.1 Site Notice / Adjoining occupiers: No responses received

3.2 NHDC Conservation officer: No response

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 Semi-Detached property located on the east side of Park Street, Hitchin

4.2 **Proposal**

4.2.1 Replacement of existing roof and 2no front dormer windows and existing rooflights.

4.3 **Key Issues**

4.3.1 **Principle and design**

There is no objection in principle to the replacement of the dormers and rooflights however there is insufficient detail on the submitted drawings to ensure that the works are sympathetic to the historic character and appearance of the listed building and the

setting of the Conservation Area. A condition is recommended seeking full working drawing details to include materials, sections, method of opening etc.

Impact on neighbouring property

As the proposed works involves the replacement of existing windows there will be no impact on the residential amenity of nearby residents.

BNG

This is a householder application that is exempt from the Biodiversity Net Gain Regulations under the Environment Act 2021.

Climate change

The small scale of this proposal means that there will be no adverse impact on local climate change.

4.4 **Conclusion**

The proposals are acceptable in planning terms.

4.5 **Alternative Options**

4.5.1 None applicable

4.6 **Pre-Commencement Conditions**

4.6.1 I can confirm that the applicant is in agreement with the pre-commencement conditions that are proposed.

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.

3. Prior to the commencement of works full details (comprising working drawings) of the proposed dormer windows and rear rooflights shall be submitted to and approved in writing by the Local Planning Authority. The details shall include:

- scaled drawings showing all sections and elevations
- the method of opening for each dormer and window
- the construction materials to be used (including all framing, dormer roof and dormer cheeks and roof tiles)

The development shall be carried out in accordance with the approved details.

Reason: In order to ensure that the development preserves and enhances the affected designated heritage assets in accordance with Policy HE1 of the Local Plan.

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: 2 October 2024	