

DELEGATED FILE NOTE

CASE OFFICER: ...Henry Thomas.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/00057/FPH	Alterations to existing rear fenestration.	66 Baldock Road Letchworth Garden City Hertfordshire SG6 2EG

Submitted Plan Nos

PL-499 PL-500 PL-505

1.0 Policies

D1 Sustainable design

D3	Protecting living conditions
SECN12	Achieving well-designed places
SP1	Sustainable development in North Herts
HE1	Designated heritage assets
SECN16	Conserve + enhance historic environment

2.0 **Site History**

2.1 None.

3.0 **Representations**

3.1 Site Notice / Adjoining occupiers: No responses received.

3.2 Letchworth Garden City Heritage Foundation: No response

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 Two storey semi-detached property on the north side of Baldock Road within a residential part of Letchworth Garden City. The site is within the Letchworth Conservation Area.

4.2 **Proposal**

4.2.1 Alterations to existing rear fenestration.

4.2.2 Materials are white render to exterior walls, white uPVC windows with Red clay tile window cills and white uPVC French doors.

4.3 **Key Issues**

- 4.3.1 Design: fenestration and materials sympathetic to dwelling and conservation area. Complies generally with Policy D1 and HE1 of the Local Plan
- 4.3.2 Impact on the street scene: development to rear, no impact on street scene. Complies with Policy D1.
- 4.3.3 Impact on neighbours: None. Complies with Policy D3 of the Local Plan.
- 4.3.4 BNG: Exempt from BNG requirements
- 4.3.5 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.

Signed  Anne McDonald	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 4 March 2025	