DELEGATED FILE NOTE

CASE OFFICER: ...Melissa Tyler.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
18/01423/FPH	Removal of existing doors and windows on the rear elevation, removal of window on the side elevation. Bricking up and re-rendering these areas to match existing, proposed new windows and doors in the rear elevation.	14 The Crescent Letchworth Garden City Hertfordshire SG6 1SN

Submitted Plan Nos

17-154-PL00 17-154-PL01 17-154-PL02 17-154-PL03 17-154-PL04

1.0 Policies

SECT7 Requiring Good Design

LP28	House Extensions
LP57	Residential Guidelines and Standards
LP58	Letchworth Garden City Design Principles
XD2	Hse Extns,Replacement Dwells,Outbuilding
XD3	Protecting Living Conditions

2.0 **Site History**

2.1 **18/00732/LDCP** Removal of existing doors and windows on the rear elevation, removal of window on the side elevation. Bricking up and re-rendering these areas to match existing, proposed new windows and doors in the rear elevation WITHDRAWN – DUE TO RENDER NOT MEETING PD CRITERIA

3.0 **Representations**

3.1 12 The Crescent – supports application

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 No 14 The Crescent is an end of terrace property situated in The Crescent and is located in the Conservation Area.

4.2 **Proposal**

4.2.1 Planning permission is sought for the following:

-Removal of side windows and infilling in white painted rendered external wall, to match existing.
-Removal of existing white timber rear access door and replace with new white PVC-u window.
-Removal of existing aluminium patio doors and replace with new white PVC-u bi-fold doorset.
-All new infilling to be finished in white painted rendered external wall, to match existing.

-General maintenance repairs to damaged areas of external walls and timber work.
-Repaint all rendered external walls white.

4.3 **Key Issues**

4.3.1 The key issue is the design and appearance of the proposed works. I do not consider that the proposed works would have a detrimental impact on the host property or the Conservation Area. The proposed new windows would not have a detrimental impact on the amenity of any neighbouring properties. I therefore consider the works to be wholly acceptable.

4.4 **Conclusion**

4.4.1 Overall, I do not consider there to be any grounds to withhold planning permission for the proposed works, which are acceptable in design, size and materials, and would have no adverse affect upon the amenities of the neighbouring properties or the visual amenity of the street scene or conservation area.

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 (paragraphs 186 and 187) and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015.

Signed  Simon Ellis Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 17 July 2018	