

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
24/01749/FP	Installation of external air conditioning fan units to front elevation. (Development already carried out).	Mews Court Rear Of 22 Bancroft Hitchin Hertfordshire

Submitted Plan Nos

01 02

1.0 Policies

D1	Sustainable design
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D2	House exts, replcmnt dwellings outbuild
D3	Protecting living conditions
HE1	Designated heritage assets
SECN12	Achieving well-designed places
SECN14	Meeting climate change,coastal,flooding
SECN16	Conserve + enhance historic environment

2.0 **Site History**

2.1 No previous history.

3.0 **Representations**

3.1 **Environmental Health (Noise)** – *“Given the type of unit selected, the location and proposed use of the units, I have no objections to the application.”*

3.2 **Conservation Officer** – No representation received.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 Mews Court comprises a building rear of No. 22 Bancroft in Hitchin. The site is within the Hitchin Conservation Area and sits behind a line of Listed Buildings. Mews Court is a commercial building but is not listed.

4.2 **Proposal**

4.2.1 Planning Permission is sought for 2 No. air condition fan units to the front elevation of the building. The development has already been carried out.

4.3 **Key Issues**

4.3.1 The key issues for consideration are as follows:

- The acceptability of the design of the proposed development and its resultant impact on the character and appearance of the area and local Heritage Assets.
- The impact that the proposed development has on the living conditions of neighbouring properties.
- The impact that the proposed development has on car parking provision in the area.
- The impact that the proposed development has on the environment.

Design and Appearance:

4.3.2 Policy D1 of the Local Plan states that development will be granted provided the design of the development appropriately and positively responds to the site's local context together with other criteria to encourage a positive and sustainable form of development. Policy D2 of the Local Plan requires extensions to houses and the erection or replacement of buildings to incorporate design that is sympathetic to the main building in terms of its scale, form and orientation and does not harm the character and appearance of the locality around the site. These policies are broadly consistent with Section 12 of the National Planning Policy Framework.

4.3.3 The units are present on site and were observed during my site visit. Their position on the flat roof obscures them significantly from view due to their raised position and the levels of the site sloping away, meaning views can only be gained from the side and from raised positions in relation to these units. They are utilitarian in nature, but are not considered to be a departure from local vernacular due to the commercial use of these buildings in the vicinity. They are not considered to be a harmful addition to the character and appearance of this part of Hitchin. The supporting statement advises that the siting of the units, due to their limited use outside of operational hours and due to their regular maintenance, improving their visual amenity and noise impacts. Given the obscured location, I consider that the units occasion a neutral impact upon the conservation area and nearby listed buildings and do not consider their presence to be objectionable.

4.3.4 The proposed development is therefore considered to be in compliance with Policies HE1, D1 and D2 of the Local Plan and the core principles set out within Section 12 of the National Planning Policy Framework. The design and appearance are therefore acceptable.

Impact on Neighbouring Properties:

4.3.5 Policy D3 of the Local Plan permits development that does not result in unacceptable harm to the amenity of neighbouring occupiers and where necessary encourages the use of mitigation measures to reduce these impacts. This is generally reflected by the provisions within the National Planning Policy Framework.

4.3.6 The units are not considered to cause harm to neighbouring amenities by reason of a loss of outlook or light due to their limited scale and due to their position on the roof. The noise levels are considered to be acceptable given that no objection was received from Environmental Health Noise. Neighbour impacts are therefore considered to be acceptable. No neighbour objections were received.

4.3.7 Given the above, it is considered that the proposed development results in no unacceptable detrimental impact upon neighbouring occupiers and is therefore

compliant with Policy D3 of the local plan and the aims of the National Planning Policy Framework.

Environmental Implications:

- 4.3.8 The proposed development, by virtue of its limited scale in general terms together with the sustainable location has no significant implications for the local environment in terms of carbon emissions and therefore is generally in compliance with Section 14 of the NPPF.

Biodiversity Net Gain:

- 4.3.10 This development is exempt from BNG Legislation defined under article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015.

4.4 Conclusion

- 4.4.1 The development is considered acceptable and is considered to comply with the necessary provisions of the Local Plan policies and the National Planning Policy Framework. Grant conditional permission.

4.5 Alternative Options

- 4.5.1 None applicable.

5.0 Recommendation

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

1. The Bosch Climate 3000i units hereby granted permission shall not be replaced with an alternative unit without the prior permission of the Local Planning Authority.

Reason: In the interest of design and amenity. To comply with the provisions of Policies D1 and D3 of the Local Plan 2011-2031.

Biodiversity Net Gain

1. This development is not subject to the statutory Biodiversity Gain Plan condition because it is considered exempt under the statutory exemptions (<https://www.gov.uk/guidance/biodiversity-net-gain-exempt-developments>) or transitional arrangements in respect of the biodiversity gain condition.

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  Sam Dicocco Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 30 September 2024	