

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
24/01899/FP	Installation of first floor rear fire escape door and external escape staircase. (Development already carried out).	5 - 6 Amor Way Letchworth Garden City Hertfordshire SG6 1UG

Submitted Plan Nos

2401 P 002 2401 P 004

1.0 Policies

D1	Sustainable design
D3	Protecting living conditions
SECN12	Achieving well-designed places

2.0 **Site History**

2.1 None.

3.0 **Representations**

3.1 **Site Notice & Neighbour Notification** – 2 received in objection, their comments are summarised as follows:

- ☐ Loss of privacy / overlooking from staircase.
- ☐ Security risk
- ☐ Aesthetic and Visual Impact
- ☐ Increase noise
- ☐ Unlawful development.
- ☐ Use of staircase as an informal smoking area.

3.2 **Letchworth Garden City Heritage Foundation** – None received.

3.3 **Herts Fire and Rescue Services** – None received.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The site comprises of a two storey warehouse style, commercial property on the west side of Amor Way, in an industrial part of Letchworth Garden City. The building is in industrial usage with an office at first floor level. The site backs on to residential properties served by Phoenix Drive.

4.2 **Proposal**

4.2.1 The proposal is for the retention of a first-floor fire door and external fire escape staircase on the rear elevation of the building.

4.3 **Key Issues**

- 4.3.1 The key material considerations are the design and impacts on neighbour amenity.
- 4.3.2 The development was built to meet the fire safety requirements of Building Regulations and therefore seek its retention.
- 4.3.3 Whilst the development would be a subordinate addition to the building, the existing colour of the staircase and fire door is considered contrary to rear elevation. Whilst this is sited to the rear and out of view to the public realm. Due to the proximity of the neighbouring dwellings, the contrary colour is highly prominent from the rear windows and garden of 55-61 Phoenix Drive. In my view, this is visually harmful and therefore recommend a condition for the external colour of the staircase and fire door to be black to reduce their visual prominence and departure from the brickwork of the building.

Neighbour amenity

- 4.3.4 To address the representations received, I recommend a condition to restrict the usage to emergency use to ensure that there will be no increase harm to neighbouring occupiers in the form of noise or loss of privacy.
- 4.3.5 With the recommended conditions, it is considered that the development would not result in any unacceptable harm to neighbouring amenity and would be compliant with Policies D1 and D3 of the Local Plan and Section 12 of the NPPF.

Environmental Implications

- 4.3.6 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

- 4.3.7 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 In the absence of material planning reasons to the contrary it is my view that planning permission is **GRANTED**.

5.0 **Recommendation**

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

1. The usage of the fire door and external fire escape staircase hereby approved shall be restricted to emergency usage only.

Reason - in the interests of protecting neighbouring privacy.

2. The external finish of the fire door and external fire escape staircase hereby approved shall be in a dark green colour unless otherwise agreed upon in writing by the LPA. The colour is to be submitted to, and agreed in writing by, the LPA and only the agreed colour can be used on site. The re-painting of the fire door and external fire escape shall be completed within 6 months of the decision notice and retained thereafter.

Reason - in the interests of local visual amenity.

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  Anne McDonald Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
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Date: 8 November 2024	
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