

DELEGATED FILE NOTE

CASE OFFICER: ...Andrew Hunter.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
24/01657/FP	Installation of front roller shutter door.	Unit 20 Cam Centre Wilbury Way Hitchin Hertfordshire SG4 0TW

Submitted Plan Nos

Location Plan Site Plan 15506-01 15506-02

D1	Sustainable design
D3	Protecting living conditions
SECN12	Achieving well-designed places
SECN9	Promoting sustainable transport
SP6	Sustainable transport
T2	Parking
T1	Assessment of transport matters
SP9	Design and Sustainability

2.0 **Relevant site history**

2.1 None.

3.0 **Representations**

3.1 None received.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

- 4.1.1 The site is a two storey building with a flat roof, subdivided into separate Class E and Class B8 employment, industrial, and storage uses. The site is in an industrial/employment area, and is designated as an Employment Area in the Local Plan. Nearby uses are other employment/industrial businesses.

4.2 **Proposal**

- 4.2.1 To insert a roller shutter door into the front elevation of Unit 20.

4.3 **Key Issues**

- 4.3.1 The key material considerations are design, neighbour amenity, and highways and parking.

Design

- 4.3.2 The proposed roller shutter door is considered of an acceptable size, design and siting for the commercial industrial unit it would be for. The proposed door would also be similar to numerous other such doors nearby, and is in keeping with the character and appearance of the locality. The proposal is of an acceptable design. The proposal complies with Policy D1 of the Local Plan, and Section 12 of the NPPF.

Neighbour amenity

- 4.3.3 The proposal will not enlarge the building. There may be some additional noise generation from opening and closing the proposed shutter, including from inside the unit, however it is considered that this would be similar to other uses in the locality and will not be harmful, particularly as no residential properties are nearby. The proposal is not considered harmful to amenity. The proposal complies with Policy D3 of the adopted Local Plan and Section 12 of the NPPF.

Highways and parking

- 4.3.4 The proposed door will not affect public highways as it will be accessed from a private road, and will not affect the operations of the private road as a parking area is in front of it. Parking provision will not be obstructed or affected. The proposal is considered acceptable on the grounds of highways and parking provision. The proposal complies with Policies T1 and T2 of the Local Plan, and Section 9 of the NPPF.

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 **APPROVED** 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.

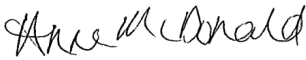
Reason: To ensure the development is carried out in accordance with details which form the basis of this grant of permission.

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	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 1 October 2024	

