

|                            |
|----------------------------|
| <b>DELEGATED FILE NOTE</b> |
|----------------------------|

**CASE OFFICER:** ...Tabitha Kaye.....

| APPLICATION<br>REFERENCE | BRIEF DESCRIPTION OF<br>DEVELOPMENT                                                                           | APPLICATION SITE                                                               |
|--------------------------|---------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------|
| 26/00747/FP              | Alterations to existing shop front<br>involving moving the facade forward<br>and repositioning of front door. | 38 Eastcheap<br><br>Letchworth Garden City<br><br>Hertfordshire<br><br>SG6 3DD |

**Submitted Plan Nos**

115c\_EX\_01-B 115c\_SP\_01B 115c\_GA\_01-C

**1.0     Policies**

SECN12                      Achieving well-designed places

|        |                                         |
|--------|-----------------------------------------|
| SECN14 | Meeting climate change,coastal,flooding |
| SECN16 | Conserve + enhance historic environment |
| D1     | Sustainable design                      |
| ETC5   | Secondary Shopping Frontages            |
| HE1    | Designated heritage assets              |
| SP9    | Design and Sustainability               |
| SP13   | Historic environment                    |

## 2.0 **Relevant Site History**

2.1 No relevant site history.

## 3.0 **Representations**

3.1 **Site Notice and Neighbour Consultation** – No comments received.

3.2 **Letchworth Garden City Heritage Foundation** – No objection.

3.3 **NHC Conservation** – No objection.

#### 4.0 **Planning Considerations**

#### 4.1 **Site and Surroundings**

- 4.1.1 The application site accommodates a retail unit along Eastcheap, Letchworth Garden City. Presently, the entrance to the unit is stepped back from the street. Neighbouring sites are commercial. The site is within the Letchworth Garden City Conservation Area and is a designated 'Secondary Shopping Frontage'.

#### 4.2 **Proposal**

- 4.2.1 Alterations to existing shop front involving moving the facade forward and repositioning of front door.

#### 4.3 **Key Issues**

- 4.3.1 The key issues for consideration are as follows:

- Design and impact on the historic environment;
- Impact on neighbour amenity;
- Highways and parking matters;
- Impact on the environment;
- Biodiversity Net Gain (BNG).

#### Design and Impact on Local Character

- 4.3.2 Policies SP9 and D1 of the North Hertfordshire Local Plan (NHLP) require that development proposals respond positively to the site's local context. These policies are broadly commensurate with Section 12 of the NPPF. Policy ETC5 specifies that Secondary Shop frontages at ground-floor level will be granted where they do not detract from retail function of the locality.

- 4.3.3 Policy HE1 emphasises how permission will be refused where proposals would cause substantial harm or a loss of significance to a Heritage Asset - in this case, the Conservation Area - and permission should be refused unless it can be demonstrated that the proposal is necessary to deliver considerable public benefits to outweigh this harm or loss. Policy SP13 emphasises how great weight will be given to the potential harms to the significance of heritage assets, seeking their conservation and management of their setting. These policies comply with the LPA's statutory duty under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, and are broadly commensurate with Section 16 of the NPPF.
- 4.3.4 The proposed shopfront would move the façade forwards to front the street, and would relocate the position of the door to the right. However, the overall character of the shop front would be largely retained: the framing around the shopfront would not be altered, the new door would match the design of the existing, and the window would be framed as existing through the inclusion of a white render stall riser. Therefore, the impact of the proposal upon the street scene and Letchworth Conservation Area would be minimal and would not detract from the retail function of Eastcheap.
- 4.3.5 The proposal is considered to with the requirements of the Planning (Listed Buildings and Conservation Areas) Act 1990, Policies SP9, SP13, D1, ETC5 and HE1 of the NHLP, as well as Sections 12 and 16 of the NPPF.

#### Impacts on Neighbour Amenity

- 4.3.6 Due to the nature of the proposal and its location in a commercial area, there would be no neighbour amenity impacts as a result of the development.

#### Highways and Parking

- 4.3.7 Due to the nature of the proposal, there would be no highway safety impacts as a result of the development.

#### Environmental Implications

- 4.3.8 Policy D1 of the NHLP outlines the Council's commitment to supporting climate change mitigation through the requirement for schemes to incorporate the principles of 'sustainable design'; with which the proposal is commensurate with. Policy D1 is broadly consistent with the aims of Section 14 of the NPPF. There are no other environmental implications as a result of the proposed development.

## Biodiversity Net Gain (BNG)

- 4.3.9 This is a form of development which is exempt from BNG Legislation, defined under article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015 due it falling under the scope of the 'de minimis' exemption.

## 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**.

## 4.5 **Alternative Options**

- 4.5.1 None.

## 4.6 **Pre-Commencement Conditions**

- 4.6.1 None.

## 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.

### **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.

|                                                                                                                                           |                                                                                                                                                     |
|-------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------|
| <div>Signed</div> <div></div> <div>Anne McDonald</div> | <div>Development Management<br/>North Hertfordshire District Council<br/>Council Offices<br/>Gernon Road<br/>Letchworth<br/>Herts<br/>SG6 3JF</div> |
| <div>Determining Officer</div> <div>Date: 4 June 2026</div>                                                                               |                                                                                                                                                     |