

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/00406/FPH	Replacement of two sash windows to front elevation	44 High Street Whitwell Hitchin Hertfordshire SG4 8AG

Submitted Plan Nos

Location Plan WHI-03-010-01 WHI-03-110-01

1.0 Policies

D1	Sustainable design
D2	House exts, replcmnt dwellings outbuild
D3	Protecting living conditions
T1	Assessment of transport matters
T2	Parking
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 relevant history.

3.0 **Representations**

3.1 **Neighbour Consultation** – None received.

3.2 **Parish Council** – No representation.

3.3 Conservation Officer – Surgery discussion undertaken. Considered to be acceptable.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

- 4.1.1 No. 44 comprises a terraced dwelling on Whitwell High Street. The site is within the Whitwell Conservation Area and is opposite to and in proximity to listed buildings.

4.2 **Proposal**

- 4.2.1 Replacement of two sash windows to front elevation.

4.3 **Key Issues**

- 4.3.1 Principle: Within settlement boundary, modest alteration to an existing dwelling. Complies with Policy SP2 of the Local Plan
- 4.3.2 Design: The proposed built form and materials would be similar to the existing, minimal to no impact upon the character and appearance of the dwelling as seen from the street scene. Complies generally with Policy D1 of the Local Plan.
- 4.3.3 Impact on the street scene and Whitwell Conservation Area: The works are to the principal elevation of the dwelling and would therefore be visible from the public realm. The similarity between the windows as existing and proposed, and the use of traditional materials of construction (timber) and the proposed colour are not considered to detract from the conservation area, the setting of the listed buildings and the appearance of the street scene. The Conservation Officer provided surgery advice, and following a discussion, the matter of the materials, appearance, opening method and colour were considered to be acceptable.
- 4.3.4 Impact on neighbours: None. Would not project significantly beyond the existing rear elevation of the host dwelling and the neighbouring dwellings. Therefore, impacts to light and dominance would not be unacceptable. Outlook would be similar to existing, and therefore privacy concerns are not considered to arise. Complies with Policy D3 of the Local Plan.
- 4.3.5 BNG: Exempt from BNG requirements.
- 4.3.7 Climate change: Due to the small scale of the proposals and the sustainable location there would be minimal impact on local climate change.

4.4 **Conclusion**

- 4.4.1 Acceptable in planning terms.

4.5 **Alternative Options**

- 4.5.1 None applicable

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 (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
Date: 23 May 2025	