

DELEGATED FILE NOTE

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

APPLICATION
REFERENCE

BRIEF DESCRIPTION OF DEVELOPMENT

APPLICATION SITE

24/01415/FPH

Paint front door and frame dark green

23 Wymondley Road

Hitchin

Hertfordshire

SG4 9PN

Submitted Plan Nos

Location Plan Photo Existing Door Entrance of Adjoining Property Existing Porch Brickworks Proposed heritage colour of front door and frame

1.0 Policies

D1

Sustainable design

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 relevant site history.

3.0 **Representations**

3.1 **Neighbour Consultation** – None received.

3.2 **Conservation Officer** – “The repainting of the front door and frame in the proposed colours is supported. The chosen colour would not detract from the character of the conservation area.”

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 No. 23 comprises a large, two storey semi-dwelling off Wymondley Road, Hitchin. The site is within the Conservation Area and the Hitchin Article 4 Area. No. 12 is registered as a building of local interest.

4.2 **Proposal**

4.2.1 Planning permission is sought for the painting of the front door and the frame around the door and windows within the archway. A colour sample has been provided together with a colour code. This is proposed to be 70GY 10/136.

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.
- The impact that the proposed development would have on the living conditions of neighbouring properties.
- The impact that the proposed development would have on car parking provision in the area.
- The impact that the proposed development would have on the environment.

Design and Appearance and Impact to Heritage Assets:

- 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 dwelling 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 application seeks to replicate the alterations to No. 25 by introducing darker paint to the door and window frames within the recessed archway to the principal elevation. I consider that the dark green is an acceptable design choice and would not harm the character and appearance of the dwelling or the surrounding conservation area.
- 4.3.4 The proposed development is therefore considered to be in compliance with Policies 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.

Biodiversity Net Gain:

- 4.3.5 This is a householder application which 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 proposed 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 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 photos submitted with this application.

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  Sam Dicocco Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 29 August 2024	