

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/02751/FP	Replace existing windows.	36 Rosemont Close Letchworth Garden City Hertfordshire SG6 4XR

Submitted Plan Nos

25129-001 25129-010

1.0 Policies

D1 Sustainable design

D3	Protecting living conditions
SP1	Sustainable development in North Herts
SP9	Design and Sustainability
SECN12	Achieving well-designed places
T2	Parking

2.0 **Site History**

2.1 None.

3.0 **Representations**

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

3.2 **Neighbour Representations** – None received.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The site is a block of flats on the south-west side of Rosemont Close within a residential part of Letchworth Garden City. The flat block is served by a parking court to the north.

4.2 **Proposal**

4.2.1 Planning Permission is sought for the replacement of the existing windows.

4.2.2 The proposal seeks to replace the existing white painted timber frame with white uPVC double glazed windows.

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 **Heritage considerations:** None.
- 4.3.4 **Impact on the street scene:** The proposed windows would be similar in design and appearance to the existing and therefore would not have a detrimental impact upon the character of the building or the street scene.
- 4.3.5 **Impact on neighbours:** None. The proposal would not provide any new vantage points for overlooking of neighbouring amenity. The windows as existing and proposed overlook the parking court to the front of the building. Complies with Policy D3 of the Local Plan.
- 4.3.6 **Parking:** No alteration to existing parking court. Complies with T2 of the Local Plan.
- 4.3.7 **BNG:** Exempt from BNG requirements.
- 4.3.8 **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.

Biodiversity Net Gain

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: 8 January 2026	