DELEGATED FILE NOTE

CASE OFFICER: ...Tom Donovan.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
18/00370/FPH	Replacement sash windows to front elevation.	5 Chiltern Road Hitchin Hertfordshire SG4 9PL

Submitted Plan Nos

Location Plan P1 P2 P3 Site Plan

1.0 Policies

1.1 **North Hertfordshire District Local Plan No.2 with Alterations**

Policy 28 - House Extensions

1.2 **National Planning Policy Framework.**

Section 7 - Requiring good design
Section 12 – Conserving and enhancing the historic environment

1.3 **Emerging Local Plan 2011-2031 (Approved by Full Council 11th April 2017).**

D1 - Sustainable Design;
D2 – House extensions and replacement dwellings;
HE1 – Designated heritage assets

2.0 **Site History**

2.1 None relevant.

3.0 **Representations**

3.1 **Local residents/Public Notice**
No representations received.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 5 Chiltern Road is an un-listed semi-detached residential property. It is located in the Hitchin Conservation Area. Specific permitted development rights have been removed by an Article 4 Direction.

4.2 **Proposal**

4.2.1 Replacement sash windows to front elevation. The replacement windows would be slimline sliding-sash timber windows.

4.3 **Key Issues**

4.3.1 The key issues for consideration are as follows:
--The acceptability of the design of the proposed replacement windows and whether the scheme would preserve or enhance the character or appearance of the Hitchin Conservation Area.
--The impact the proposed development would have on the living conditions of neighbouring properties.

4.3.2 Design and appearance
The proposed replacement windows would be well-designed and would have an acceptable relationship with the host dwelling. The proposal would therefore have an acceptable visual impact and preserve the character and appearance of the Hitchin Conservation Area.

4.3.3 Impact on the living conditions of neighbouring properties

The proposed development would not impact upon the living conditions of any of the neighbouring properties.

4.4 **Conclusion**

4.4.1 In the absence of material planning reasons to the contrary it is my view that planning permission should be **GRANTED.**

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 (paragraphs 186 and 187) and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015.

Signed  Tom Rea Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF

Date: 5 April 2018	