

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/01768/FPH	Replace existing garage door with a window to facilitate conversion into habitable accommodation, reposition front door and installation of windows, and demolish existing rear conservatory. Increase hardstanding to front elevation to increase parking.	224 Kristiansand Way Letchworth Garden City Hertfordshire SG6 1TU

Submitted Plan Nos

Location Plan E001 E002 E003 E004 E005 P001 P002 P003 P004 P005

1.0 Policies

D1 Sustainable design

D2	House exts, replcmnt dwellings outbuild
D3	Protecting living conditions
SP1	Sustainable development in North Herts
SP9	Design and Sustainability
T2	Parking
SECN12	Achieving well-designed places

2.0 **Site History**

2.1 None.

3.0 **Representations**

3.1 **Site Notice & Neighbour Representations** – One received in support stating “no objections” to the proposed work.

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

3.3 **HCC Archaeology** – No comments to make.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 Two storey detached property on the west side of Kristiansand Way within a residential part of Letchworth Garden City.

4.2 **Proposal**

4.2.1 Replace existing garage door with a window to facilitate conversion into habitable accommodation, reposition front door and installation of windows, and demolish existing rear conservatory. Increase hardstanding to front elevation to increase parking.

4.2.2 Materials:

Walls – Match existing (brickwork)

Windows – Match Existing (White uPVC)

Doors – Reuse existing navy blue front door.

4.3 **Key Issues**

4.3.1 Design: Proposed works would be minor in scale with fenestration and materials sympathetic to dwelling. Proposal would not harm character of the dwelling. Complies generally with Policy D1 of the Local Plan

4.3.2 Impact on the street scene: Uniform street scene, minor scale of works with sympathetic design and materials. No adverse harm to street scene. Complies with Policy D1.

4.3.3 Impact on neighbours: No side facing windows, conversion of existing building. Complies with Policy D3 of the Local Plan.

4.3.4 Parking: No change in number of bedrooms, loss of garage parking space. Sufficient on-street parking available and would not be a sufficient reason for refusal. Complies with T2 of the Local Plan.

4.3.5 BNG: Exempt from BNG requirements

4.3.6 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.

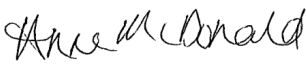
Reason: To ensure the development is carried out in accordance with details which form the basis of this grant of permission.

3. The extension(s) hereby permitted shall be built in external materials to match the existing dwellinghouse unless otherwise agreed in writing by the LPA.

Reason: To protect the visual amenities of the locality and to comply with Policies D1 and D2 of the North Hertfordshire Local Plan 2011 to 2031.

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: 11 September 2025	