

DELEGATED FILE NOTE

CASE OFFICER: ...Melissa Tyler.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/00685/FP	Replacement windows to first floor front and side elevations	32a Chiltern Road Hitchin Hertfordshire SG4 9PJ

Submitted Plan Nos

Location and Block Plans 30444299 -Existing and Proposed Elevations Plan Rev A 30444299 - Window-1 Dimensions and Sections - Sheet 1 of 5 Rev A 30444299 - Window-2 Dimensions and Sections - Sheet 2 of 5 Rev A 30444299 - Window-3 Dimensions and Sections - Sheet 3 of 5 Rev A 30444299 - Window-4 Dimensions and Sections - Sheet 4 of 5 Rev A 30444299 - Window-5 Dimensions and Sections - Sheet 5 of 5 Rev A

1.0 Policies

2.0 **Site History**

- 2.1 21/02864/FPH Replace 1x first floor rear window, replace and extend 1x first floor rear windows and replace front door.

3.0 **Representations**

- 3.1 Conservation Officer – Surgery item – requested more details – No objection

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

- 4.1.1 No. 32a comprises a flat in a two-storey block to the west of Chiltern Road within a predominantly residential area of Hitchin. The site sits within the Hitchin Conservation Area and is surrounded by the Article 4 Area but is not designated as Article 4.

4.2 **Proposal**

- 4.2.1 The proposal is for the replacement of the windows to first floor front and side elevations

4.3 **Key Issues**

- 4.3.1 The key material considerations are design and impact upon the Conservation Area and the impacts on neighbour amenity.

Design and Impact Upon Conservation Area:

- 4.3.2 The building that the proposed alterations are to is modern and is surrounded by the Article 4 area, comprising predominantly traditional dwellings that appear to predate the flat block. The site is set within the Conservation Area and therefore, impacts of development upon the host building together with the surrounding area must be considered given the significance of the Conservation Area as a heritage asset. The proposed alterations to the front and side would replace windows that would be visible within the street scene given its position within the site. The replacement windows although proposed to be uPVC from more traditional wooden frames would feature traditional design cues that would complement the existing street scene. It is considered that the replacement windows would be acceptable.

Neighbour amenity

- 4.3.3 The proposed replacement windows do not substantially change the outlook from the dwelling, therefore minimising the potential for overlooking or a loss of privacy for neighbouring occupiers. No neighbour representations were received.

4.4 **Conclusion**

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

3. Notwithstanding the detail of colour on the plans, the proposed replacement windows shall be white to match the existing frame in accordance with the application form and amended plans attached to this submission.

Reason: In the interest of local character.

Biodiversity Net Gain

1. 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  Shaun Greaves Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 30 May 2025	