

DELEGATED FILE NOTE

CASE OFFICER: ...Tabitha Kaye.....

APPLICATION
REFERENCE

BRIEF DESCRIPTION OF DEVELOPMENT

APPLICATION SITE

26/01585/FPH

Installation of external brick cavity walls to front and rear elevations.

16 Hine Way

Hitchin

Hertfordshire

SG5 2SL

Submitted Plan Nos

P01 P02 P03 P04

1.0 Policies

D1

Sustainable design

D2

House exts, replcmnt dwellings outbuild

D3 Protecting living conditions

T2 Parking

2.0 **Site History**

2.1 No relevant site history.

3.0 **Representations**

3.1 **Neighbour representations** – None received.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The site accommodates a mid-terrace property on Hine Way, Hitchin. The property features a mixture of facing brick facades and tile cladding/render facades.

4.2 **Proposal**

4.2.1 Installation of external brick cavity walls to front and rear elevations.

4.3 **Key Issues**

4.3.1 **Principle:** the site is within the Hitchin settlement boundary, where development is acceptable in principle.

4.3.2 **Design and impact on local character:** The external appearance of the property would be commensurate with the appearance and materials of the terrace and locality and therefore complies with Policies D1 and D2 of the NHLP and Chapter 14 of the NPPF 2026.

4.3.3 **Impact on neighbours:** As the proposal only seeks to amend the external materials of the dwelling, the proposal would not have an adverse impact on neighbouring amenity. The proposal therefore accords with Policy D3 of the NHLP.

4.3.4 **Parking:** The proposal would not impact the existing parking arrangements on site and therefore complies with Policy T2 of the NHLP.

4.3.5 **BNG:** This is a form of development which is exempt from BNG Legislation, defined under article 2(1) of the Town and Country Planning (Development Management

Procedure) (England) Order 2015 due it falling under the scope of the 'de minimis' exemption.

- 4.3.6 **Climate change:** The proposed development is not large enough in scale to cause significant implications for the local environment in terms of carbon emissions and therefore complies with Policy D1 of the NHLP and Chapter 5 of the NPPF 2026.

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**.

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.

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: 20 August 2026	