

DELEGATED FILE NOTE

CASE OFFICER: ...Tom Rea.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
24/01821/FP	Installation of theatre fire exit and concrete ramp (development already carried out)	The Old Grammar School Broadway Letchworth Garden City Hertfordshire SG6 3NX

Submitted Plan Nos

6796-1 Drg 101A 6796-1 Drg 103A

1.0 Policies

D1	Sustainable design
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HE1 Designated heritage assets

2.0 **Site History**

2.1 None relevant

3.0 **Representations**

3.1 Letchworth Garden Heritage Foundation: No response

3.2 Site Notice/ Neighbours: No response.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

Former Grammar School building on west side of Broadway, Letchworth. The site is within the Letchworth Conservation Area.

4.2 **Proposal**

4.2.1 Installation of theatre fire exit and concrete ramp (development already carried out)

4.3 **Key Issues**

The new window and fire exit and associated ramp is required to comply with Fire Regulations given the new use of the premises as a dance school. The works are on a rear elevation of the building and at low level with no public views. I can see no reasonable objections that could be raised on planning grounds to this relatively modest alteration to an unlisted building in the Conservation area. There would be no harm to heritage assets in my view and therefore the development complies with Local Plan Policy SP13 and HE1, which seek to conserve or enhance designated heritage assets. The character and appearance of the Conservation Area would be preserved.

The development is exempt from any requirement for biodiversity net gain.

In terms of climate change the development is of a small scale that that has no impact on local climate change.

4.4 **Conclusion**

Acceptable in planning terms.

4.5 **Alternative Options**

4.5.1 None applicable

5.0 **Recommendation**

5.1 That planning permission be **GRANTED**

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: 16 December 2024	