DELEGATED FILE NOTE

CASE OFFICER: ...Ben Glover.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
18/01252/FP	Installation of 2 no. air conditioning units following the removal 14 no. existing air conditioning condensers within existing plant enclosure	Sterling House 16 Old Park Road Hitchin Hertfordshire SG5 2JR

Submitted Plan Nos

WGR5902-C001-04 Block plan Existing plans Location plan

1.0 Policies

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

Policy 28 – House Extensions
Policy 55 – Car Parking Standards
Policy 57 – Residential Guidelines and Standards

1.2 **National Planning Policy Framework**

Chapter 7 – Requiring good Design
Chapter 12 – Conserving and enhancing the historic environment

1.3 **North Hertfordshire Draft Local Plan 2011-2031 - (Approved by Full Council April 2017)**

D1 – Sustainable Design
D2 – House Extensions and Replacement Dwellings
D3 – Protecting Living Conditions
T2 – Parking
HE1 – Designated heritage assets

1.4 **Supplementary Planning Document**

Vehicle Parking at New Development SPD (2011

2.0 **Site History**

2.1 No previous relevant planning history.

3.0 **Representations**

3.1 **Site Notice:**

Start Date: 24/05/2018 Expiry Date: 14/06/2018

3.2 **Press Notice:**

Start Date: 24/05/2018 Expiry Date: 14/06/2018

3.3 **Neighbouring Notifications:**

The owners/occupiers of No. 1-12, 20 Old Park Road and North Herts Business Centre, Sterling Road were notified on 17/05/2018. No neighbouring representations have been received.

3.4 **Parish Council / Statutory Consultees:**

Environmental Compliance – No comments received.

4.0 Planning Considerations

4.1 Site and Surroundings

4.1.1 Sterling House is a three shorty office building situated between Old Park Road and the A505.

4.2 Proposal

4.2.1 Planning permission is sought for the installation of 2no. air conditioning units following the removal of 14no. existing air conditioning condensers contained within the existing plant enclosure.

4.3 Key Issues

4.3.1 The key issues associated with this proposal relate to the visual impact of the air conditioning units on the visual amenities of the locality including the character of the Conservation Area and the impact on the amenity of local residents.

Design, Appearance and Impact on the Conservation Area:

4.3.2 Within a Conservation Area, the Council has a duty to pay special attention to the desirability of preserving or enhancing the character or appearance of that area, in accordance with Section 72 of the Listed Building and Conservation Areas Act (1990). Furthermore, Chapter 12 of the National Planning Policy Framework (NPPF) sets out guidance relating to conserving and enhancing the historic environment.

4.3.3 The proposed development would be contained within the plant enclosure within the site and therefore out of view of the street scene. It is considered that the proposed development would result in an improved appearance following the loss of 14 condensers from within the site. The proposed development would constitute appropriate development within the site and within the conservation area.

Impact on Neighbouring Properties:

4.3.6 A core planning principle set out in the NPPF is to always seek to secure a good standard of amenity for all existing and future occupants of land and buildings. This principle is reflected in the provisions of Policy 28 of the Local Plan.

4.3.7 The application site is neighboured by No. 20 Old Park Road to the rear. The plant enclosure is situated approximately 13m away from the boundary with No. 20. Given the significant reduction in the number of condensers, it is considered that the development would result in no unacceptable impact upon neighbouring amenity. Furthermore, the reduction in the number of units would likely result in a noise reduction lessening the existing impact upon neighbouring amenity.

4.3.8 Given the above, it is considered that the proposed development would result in no unacceptable impact upon the amenities of neighbouring occupiers and is therefore compliant with Policy 28 of the District Local Plan and the aims of the National Planning Policy Framework.

4.4 Conclusion

4.4.1 The proposed development is considered acceptable and are considered to comply with the necessary provisions of both the existing and emerging Local Plan policies and the National Planning Policy Framework. Grant conditional permission.

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  Simon Ellis Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 19 June 2018	