DELEGATED FILE NOTE

CASE OFFICER: ...Kate Poyser.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
18/01004/S73	Include one additional rooflight as variation to application number 17/04189/FP granted 22/02/2018 for the installation of 4 conservation roofslopes	1-12 Old Park Road Hitchin Hertfordshire SG5 2JR

Submitted Plan Nos

OPR-AVE-01-ZZ-DR-A-014 P1 299-AVE-01-ZZ-DR-A-018 P3 299-AVE-01-ZZ-DR-A-018 P4 OPR-AVE-01-RF-DR-A-020 P1 299-AVE-01-RF-DR-A-021 P1 299-AVE-01-RF-DR-A-021 P2

1.0 Policies

LP57 Residential Guidelines and Standards

SECN12	Achieving well-designed places
SECN16	Conserve + enhance historic environment
XD3	Protecting Living Conditions
XHE1	Designated Heritage Assets

2.0 Site History

2.1 Two prior approval notifications have recently been approved for a residential conversion of offices into 15 residential units or a residential conversion to 16 units, under refs: 17/04087/PNO and 18/00073/PNO.

2.2 17/04035/FP 2 new windows in the south elevation to facilitate conversion to flats. Permission granted.

2.3 17/04189/FP installation of 4 conservation rooflights. Permission granted.

3.0 Representations

3.1 Local Residents/Site Notice – no comments received.

4.0 Planning Considerations

4.1 Site and Surroundings

4.1.1 1-12 Old Park Road is located in a prominent position facing the roundabout junction of Tilehouse Street and Old Park Road. To the southwest lies Ransoms Recreation ground and to the rear is the car park serving the adjoining offices. The site lies within Hitchin Conservation Area. The Building was last used as offices, but has permission for a residential conversion to flats.

4.2 Proposal

4.2.1 The proposal is for a variation on the scheme approved for 4 roof lights under reference No 17/0489/FP. An additional conservation rooflight is proposed in the rear-facing roof slope. Please see drawings.

4.3 Key Issues

4.3.1 The key planning considerations relate to the effect of the rooflight on:

- The character and appearance of Hitchin Conservation Area;
- Living conditions of nearby residential properties.

4.3.2 The additional rooflight would not be visible from the street. It would be possible to see it from a small section of Ransoms Rec. Taking into account the very limited public visibility and that other rooflights have been approved here, I consider the proposal would have a neutral effect on the character and appearance of Hitchin Conservation Area.

4.3.3 Due to the distance of the application property from other residential properties and the angle of views, I consider the proposal would not result in the significant loss of living conditions of any nearby residential property.

4.4 **Conclusion**

4.4.1 There are no sustainable planning objections to raise to the proposal.

5.0 **Recommendation**

That 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: 8 August 2018	