

DELEGATED FILE NOTE

CASE OFFICER: ...William Thompson.....

**APPLICATION
REFERENCE**

**BRIEF DESCRIPTION OF
DEVELOPMENT**

APPLICATION SITE

25/01722/FP

Replacement and addition of roller
shutter doors (development already
carried out).

7A Flint Road
Letchworth Garden City
Hertfordshire
SG6 1HJ

Submitted Plan Nos

L25410-E010-P1 L25410-P010-P1

1.0 Policies

D1 Sustainable design

D3 Protecting living conditions

T1	Assessment of transport matters
T2	Parking
SP6	Sustainable transport
SP9	Design and Sustainability
SECN9	Promoting sustainable transport
SECN12	Achieving well-designed places
SECN14	Meeting climate change,coastal,flooding

2.0 **Site History**

2.1 None relevant

3.0 **Representations**

3.1 **Neighbour consultations** – None received.

3.2 **Letchworth Garden City Heritage Foundation** – None received.

4.0 **Planning Considerations**

4.1 Site and Surroundings

- 4.1.1 The application site is a commercial industrial building on Flint Road, Letchworth Garden City.

4.2 Proposal

- 4.2.1 Replacement and addition of roller shutter doors (development already carried out).

4.3 Key Issues

- 4.3.1 The key issues for consideration are as follows:

- The acceptability of the design of the proposed development and its impact on the character and appearance of the area.
- The impact of the proposed development on the living conditions of neighbouring properties.
- Access and parking matters.
- The impact of the proposed development on the environment.

Design

- 4.3.2 Policy D1 of the Local Plan requires that development proposals respond positively to the site's local context, retain existing vegetation and minimise the visual impact of street furniture and parking provision. This policy is broadly consistent with Section 12 of the National Planning Policy Framework.
- 4.3.3 The proposal seeks retrospective planning permission for the insertion of 4no. new roller shutter doors and the relocation of 1no. existing roller shutter door in a new opening. The proposed roller shutter doors are considered to be of an acceptable size, design and siting for the commercial industrial unit it would be for. The proposed doors would be in keeping with the character and appearance of the locality. The proposal is of an acceptable design.
- 4.3.4 In my view, the scale of the proposed works is minor and would be considered sympathetic to the building and wider locality.
- 4.3.5 This is considered to be in line with Section 12 of the National Planning Policy Framework and Policy D1 of the Local Plan.

Impact on Neighbours

- 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 D3 of the NHLP.
- 4.3.7 The proposal will not enlarge the building. There may be some additional noise generation from opening and closing the proposed shutter doors, including from inside the unit, however it is considered that this would be similar to other uses in the locality and will not be harmful. The proposal is not considered harmful to amenity.
- 4.3.8 This development is therefore considered to be in accordance with Policy D3 of the NHLP and Section 12 of the NPPF.

Highways and Parking:

- 4.3.9 The proposed shutter doors will not affect public highways. Parking provision will not be obstructed or affected. The proposal is considered acceptable on the grounds of highways and parking provision. The proposal complies with Policies T1 and T2 of the Local Plan, and Section 9 of the NPPF.

Environmental Implications

- 4.3.10 The proposed development would be consistent with the criteria set out in Policy D1 of the NHLP '*Sustainable Design*'. There are no other significant environmental implications as a result of the proposed development.

Biodiversity Net Gain:

- 4.3.11 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.

4.4 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.

4.6 **Pre-Commencement Conditions**

4.6.1 None.

5.0 **Recommendation**

5.1 That planning permission be **GRANTED** subject to the following conditions

1. 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.

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: 20 August 2025	