

DELEGATED FILE NOTE

CASE OFFICER: ...Andrew Hunter.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
24/01664/FPH	Replace existing timber windows with triple glazed dark grey aluminium windows	21a Deards End Lane Knebworth Hertfordshire SG3 6NL

Submitted Plan Nos

Location Plan (02)00 (02)01 (04)01

1.0 Policies

D1	Sustainable design
D2	House exts, replcmnt dwellings outbuild
D3	Protecting living conditions
HE1	Designated heritage assets
SECN12	Achieving well-designed places
SECN16	Conserve + enhance historic environment
SP9	Design and Sustainability
SP13	Historic environment

Knebworth Neighbourhood Plan

Policies KBDS1, KBBE4

2.0 Relevant site history

- 2.1 23/01423/FPH - Single storey front and rear extensions. Detached hydro pool outbuilding. Alterations to external materials and openings – Approved 16/08/23.

3.0 Representations

- 3.1 **Neighbours** – The following comments were received:

- ☐ Need to consider whether this application maintains or enhances the appearance/character of the conservation area, otherwise the guidelines suggest rejection in favour of materials of a more traditional colour and appearance.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

- 4.1.1 The site is a two storey detached dwelling with a pitched roof. Rear party boundaries are comprised of fences, hedges and trees. The site is in a residential area comprised of detached dwellings which has a lower density more spacious character. A golf course club house and car park is to the north, with a row of mainly deciduous trees between it and the site. The site is in a Conservation Area.

4.2 **Proposal**

- 4.2.1 To replace existing brown timber windows of the dwelling with dark grey aluminium windows.

4.3 **Key Issues**

- 4.3.1 The key material considerations are design and heritage, and neighbour amenity.

Design and heritage

- 4.3.2 The host dwelling dates from the 1980's, therefore removing the existing openings will not result in the loss of historic fabric. The existing openings are of dark brown-painted timber frames, on a dwelling that has a darker appearance overall. The proposed replacement openings would be dark grey aluminium, which are considered would remain in keeping with the character and appearance of the dwelling, and would also tie in with the openings of the extensions approved under recent planning permission 23/01423/FPH.
- 4.3.3 The site is in a Conservation Area, which is a designated heritage asset under Section 16 of the NPPF. The dwelling the subject of this application is not listed. In the Deards End Lane Conservation Area Appraisal and Map the dwelling is not a Building of Local Interest or a Positive Building. The dwelling is not referenced under the section 'Opportunities for improvement' of the Appraisal. The Appraisal is dated from 2008, and No. 21a is considered at the time to have a neutral impact on the significance of the Conservation Area. Google streetview photos of the street from 2010 show the dwelling and this part of Deards End Lane being similar to how they appear now, therefore No. 21a is considered to still have a neutral impact on the Conservation Area.
- 4.3.4 As stated above, the host dwelling dates from the 1980's, therefore the existing openings are not of historic or architectural significance, and their removal is not considered harmful to the significance of the CA. The proposed new dark grey openings would not be considered to appear significantly different to the existing openings, and will be part of a dwelling that is more discrete and not particularly visible or prominent in the CA. As such, the proposed works are not considered harmful to the significance of the CA.
- 4.3.5 The impacts of the proposal on the character and appearance of the street scene would be limited and acceptable, due to the appearance of the new openings not being considered to differ significantly from the existing openings, the acceptable materials and finish/colour of the new openings, and as the host dwelling has limited visibility in the

street scene. The design is therefore acceptable. The proposal complies with Policies SP9, SP13, D1, D3 and HE1 of the Local Plan; and Sections 12 and 16 of the NPPF.

Neighbour amenity

- 4.3.6 The replacement openings will not have any greater impacts on privacy and amenity than the existing. Impacts on amenity are acceptable. The proposal complies with Policy D3 of the Local Plan.

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**.

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  Anne McDonald	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 3 September 2024	