

DELEGATED FILE NOTE

CASE OFFICER: ...Melissa Tyler.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
24/01593/FPH	Replace No.12 existing PVC windows. (amended plans received 15/08/2024)	173 Jackmans Place Letchworth Garden City Hertfordshire SG6 1RG

Submitted Plan Nos

1 of 4 2 of 4 Rev 1 3 of 4 4 of 4

1.0 Policies

2.0 **Site History**

2.1 none

3.0 **Representations**

3.1 Site Notice / Adjoining occupiers: No response

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

No. 173 comprises an end of terrace two storey dwelling set back from the highway at off Jackmans Place, a residential road in Letchworth. The site is within the Letchworth Conservation Area

4.2 **Proposal**

Planning permission is sought for the replacement of existing windows with double glazed units. The proposed colour of the whites were amended to match the rest of the windows in the streetscene.

4.3 **Key Issues**

4.3.1 Design: Following amendments to the proposed colour of the windows the proposal is acceptable – complies with Policies SP9, D1 and D2 of the Local Plan.

4.3.2 Heritage Impacts – The amended works are complementary to existing windows in the streetscene and I consider that this application would preserve the significance of the surrounding area. The works are considered to be in compliance with Policy HE1 of the Local Plan 2011-2031 and Section 16 of the NPPF.

4.3.3 Impact on neighbours – Acceptable, it would not enlarge the bulk of the dwelling or window openings, therefore resulting in no unacceptable harm by reason of a loss of privacy. – complies with Policy D3 of the Local Plan.

4.3.4 Parking – Not required – no increase in bedrooms but in a sustainable location served by public transport. Complies with Policy T2.

4.3.5 Climate change – Acceptable – a small scale development that would have no impact on local climate change. Complies with Policy D1 and Section 14 of the NPPF.

- 4.3.6 BNG – Exempt from BNG Legislation defined under article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015.

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** 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.

3. The replacement windows hereby permitted shall only be finished in a white as stated on drawing number 2 of 4 Rev 1 Proposed Elevations and thereafter shall be retained as such, unless otherwise agreed in writing by the LPA. (delete as appropriate)

Reason: To ensure that the building is in-keeping with the host property and to protect the visual amenities of the locality and to comply with Policies D1 and D2 of the North Hertfordshire Local Plan 2011 to 2031.

Proactive Statement:

Planning permission has been granted for this proposal. The Council acted proactively through positive engagement with the applicant during the determination process which led to improvements to the scheme. 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 Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 3 September 2024	