

DELEGATED FILE NOTE

CASE OFFICER: ...Harriet Sanders.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
24/01176/FPH	Replacement of existing ground floor rear window and insertion of rooflight to existing rear roofslope.	16 Great Green Pirton Hitchin Hertfordshire SG5 3QD

Submitted Plan Nos

Location Plan Existing and Proposed Floor Plan Existing and Proposed Roof plan Existing and Proposed Rear Elevations

1.0 Policies

D1 Sustainable design

D2	House exts, replcmnt dwellings outbuild
D3	Protecting living conditions
HE1	Designated heritage assets
T2	Parking

Notes:

- ☐ Representations – site and press notices - no objections received.
 - Neighbour notifications - no comments received.
 - Pirton Parish Council – no objection.
 - Pirton NP Steering Group – no comment received.
 - NHBE – no comment received.
 - Conservation Officer – no objection.
- ☐ Relevant planning history – various. Concurrent listed building consent application 24/01177/LBC seeking listed building consent for “Replacement of existing ground floor rear window and insertion of rooflight to existing rear roofslope.”
- ☐ Planning constraints – Conservation Area and Grade II listed building.
- ☐ Existing property – no 16 is located off Great Green, set to the rear of the plot. Grade II listed building.
- ☐ Surrounding area - the surrounding area is largely residential with a mix of listed and non listed buildings.
- ☐ Proposal – consent is sought for “Replacement of existing ground floor rear window and insertion of rooflight to existing rear roofslope.”
- ☐ Design - the proposed development is modest in scale and in keeping with the character and appearance of the dwelling and will not cause harm to the character and appearance of the Conservation Area.
 - The proposed replacement store room window will be of the same dimensions and appearance as the existing and is acceptable. The design will be consistent with the other widows at the rear of the property.
 - The proposed store room rooflight will meet conservation standards, will be modest in size and low profile and is acceptable.
 - The proposals will not be visible from the street and there is no overall harm.
- ☐ Potential impact on neighbouring amenity – none.
- ☐ Amenity for future occupiers – acceptable.

- ☐ Parking and access – the proposal would not result in any loss of parking or generate the need for additional parking. Acceptable.
- ☐ Conclusion - the application is acceptable in planning terms and complies with Local Plan policies D1, D2, D3, HE1 and T2, the provisions of the Pirton Neighbourhood Development Plan 2018 and the provisions of the NPPF.
- ☐ Recommendation - Grant conditional permission

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