DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
18/00697/FP	Installation of 1 additional external a/c condenser unit located at the rear of the property	22 High Street Hitchin Hertfordshire SG5 1AT

Submitted Plan Nos

3042/C239701/190 3042/C239701/120

1.0 Policies

XHE1	Designated Heritage Assets

SECN16 Conserve + enhance historic environment

2.0 Site History

2.1 15/02558/1 permission granted for minor alterations to shopfront and installation of one external condenser unit. Internal alterations.

2.2 Please see file for other history.

3.0 Representations

3.1 Conservation Officer – raises no objections to the proposal.

3.2 Local residents/site notice – no comments received.

4.0 Planning Considerations

4.1 Site and Surroundings

4.1.1 22 High Street is a grade II listed building, located within Hitchin Conservation Area and the town centre.

4.2 Proposal

4.2.1 The proposal is to install a second air conditioning unit to the rear of the property,

4.3 Key Issues

4.3.1 The key planning considerations relate to the effect of the proposal on the special character of the building and Hitchin Conservation Area.

4.3.2 The Conservation Officer has been consulted. It is felt that the additional external a/c condenser unit would not harm the building's special character or harm the character or appearance of Hitchin Conservation Area.

4.4 Conclusion

4.4.1 There are no objections to raise on the basis that the proposal would satisfy Section 16 and 72 of the Planning (Listed Buildings and conservation Areas) Act 1990 and supports the aims of Section 16 of the NPPF and Policy HE1 of the North Hertfordshire Local Plan 2011 -2031 (Proposed Submission).

5.0 Recommendation

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 (paragraphs 186 and 187) and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015.

Signed  Tom Rea Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 21 August 2018	