

DELEGATED FILE NOTE

CASE OFFICER: ...Thomas Howe.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/00618/FPH	Replacement of windows throughout existing property (development already carried out).	The Old Vicarage Church Road Kings Walden Hitchin Hertfordshire SG4 8JX

Submitted Plan Nos

Location Plan 2024/CP/008F 2024/CP/009F 2024/CP/008F 2024/CP/009F

2.0 **Site History**

- 2.1 24/02033/FPH - Single storey rear extension; attached front garage and single storey side extension to provide 1-bed ancillary annexe following demolition of existing garage – Conditional Permission

3.0 **Representations**

- 3.1 **Neighbour Representations** – None received.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

- 4.1.1 The Old Vicarage comprises a large, detached two-storey dwelling off Church Road, Kings Walden. The site is within the Green Belt.

4.2 **Proposal**

- 4.2.1 Replacement of windows throughout existing property (development already carried out).
- 4.2.2 The materials of construction have changed from brown, UPVC windows to white UPVC windows.

4.3 **Key Issues**

- 4.3.1 Principle: Within the green belt, however, windows do not comprise a disproportionate enlargement and is therefore an acceptable exemption as per Section 13 of the NPPF.
- 4.3.2 Design: The appearance of the windows is sympathetic to the previous fenestration details with the difference being the frames are slimmer and are white. I consider that the appearance is generally acceptable and does not detract from the appearance of the dwelling. Complies generally with Policy D1 of the Local Plan.
- 4.3.3 Impact on the street scene: The dwelling is set down a narrow driveway, and is not visible from the road edge. I therefore consider that the altered windows do not harm the character and appearance of the street scene.
- 4.3.4 Impact on neighbours: None. The windows do not alter the bulk of the dwelling and do not allow for new opportunities to overlook neighbouring properties. Therefore, privacy concerns are not considered to arise. Complies with Policy D3 of the Local Plan.
- 4.3.5 Parking: No alteration to existing driveway and no loss of parking on-site. Complies with T2 of the Local Plan.
- 4.3.6 BNG: Exempt from BNG requirements.

4.3.7 Climate change: Due to the small scale of the proposals and the sustainable location there would be minimal impact on local climate change.

4.4 **Conclusion**

4.4.1 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 condition:

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.

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: 28 May 2025	

