

DELEGATED FILE NOTE

CASE OFFICER: ...Henry Thomas.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/00556/FPH	Alterations to existing fenestration and replace existing fascia, guttering and downpipes.	Chestnut Cottage High Street Reed Royston Hertfordshire SG8 8AH

Submitted Plan Nos

Location Plan Site Plan Existing Elevations Proposed Elevations Existing First Floor Existing Ground
Floor Proposed First Floor Proposed Ground Floor

1.0 Policies

D1	Sustainable design
D2	House exts, replcmnt dwellings outbuild
D3	Protecting living conditions

T2	Parking
HE1	Designated heritage assets
SP1	Sustainable development in North Herts
CGB1	Rural Areas beyond the Green Belt.
SECN12	Achieving well-designed places
CGB4	Exist buildings in the RA Beyond GB

2.0 **Site History**

2.1 None.

3.0 **Representations**

3.1 **Site Notice & Neighbour Representations** – None received.

3.2 **Reed Parish Council** – No Objection.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The application site consists of a two-storey detached property on the west side of the Reed High Street. The site is within the Reed Conservation Area and the Rural Area Beyond the Green Belt. The adjacent property The Cabinet to the north is a Grade II Listed Building.

4.2 **Proposal**

4.2.1 Alterations to existing fenestration and replace existing fascia, guttering and downpipes.

4.2.2 The proposal seeks to replace the existing grey painted timber windows and fascia with slate grey uPVC. In addition, the white uPVC guttering and downpipes with black uPVC.

4.3 **Key Issues**

4.3.1 Principle: Within settlement boundary, modest alteration to an existing dwelling. Complies with Policies CGB1 and CGB4 of the Local Plan

- 4.3.2 Design: The proposed colour and materials would be similar to the existing, minimal to no impact upon the character and appearance of the dwelling as seen from the street scene. Complies generally with Policy D1 of the Local Plan
- 4.3.3 Impact on the street scene: Other properties within the high street have similar therefore no impact to street scene or conservation area. Complies with HE1 of the Local Plan
- 4.3.4 Impact on neighbours: None. The setting of the neighbouring listed building would not be harmed. Complies with Policy D3 of the Local Plan and HE1.
- 4.3.5 Parking: No alteration to existing driveway. 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 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  Shaun Greaves Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 9 May 2025	