

DELEGATED FILE NOTE

CASE OFFICER: ...Andrew Hunter.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/00815/FPH	Replace first floor Juliet balcony with a projecting balcony and glazed balustrade and inset doors. Alterations to existing fenestration.	Woodside Windmill Hill Highbury Road Hitchin Hertfordshire SG4 9RT

Submitted Plan Nos

6871-1-01A 6871-2-201A 6871-2-202A

1.0 Policies

D1	Sustainable design
D2	House exts, replcmnt dwellings outbuild
D3	Protecting living conditions
HE1	Designated heritage assets

SECN12 Achieving well-designed places

SECN16 Conserve + enhance historic environment

SP13 Historic environment

SP9 Design and Sustainability

2.0 **Site History**

2.1 06/02338/1HH - Insertion of 4 rooflights to eastern elevation as variation to condition 4 of planning ref 04/01544/1HH granted permission on 12/11/04 (as amended by plans received 10/11/06) – Approved 14/12/06.

2.2 04/01544/1HH - Two storey side extension to west elevation and first floor side extension to east elevation. Pitched roof single storey front extension (as amended by plan No. PL01B dated 3rd November 2004) – Approved 12/11/04.

2.3 00/00218/1HH - First floor front and side extension – Approved 11/04/00.

3.0 **Representations**

3.1 None received.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The site is a detached two storey dwelling with a pitched roof. Ground levels vary significantly within the site. The site is in a residential area comprised of detached dwellings, and is adjacent woodland and Windmill Hill Park. The site is in a Conservation Area.

4.2 **Proposal**

4.2.1 The replacement of a rear Juliet balcony to a projecting balcony with altered openings behind, a replacement balustrade to a south elevation balcony; and replaced and altered openings on the south, north and west elevations.

4.3 **Key Issues**

4.3.1 The key material considerations are design, and neighbour amenity.

Design

- 4.3.2 There are no objections to the new and altered openings as they will be similar to the existing. The replacement south balcony balustrade will be similar in height and design to the existing, and is acceptable. The new projecting balcony will be a small addition of a small size, and is considered in keeping with the character and appearance of the dwelling and locality.
- 4.3.3 The proposal will not harm the significance of the Conservation Area as the impacts will not be significant and will be similar to the existing, and comply with S72 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990. The design is acceptable. The proposal complies with Policies D1, D2 and HE1 of the adopted Local Plan, and Sections 12 and 16 of the NPPF.

Neighbour amenity

- 4.3.3 The replacement and altered openings, and the replacement balustrade to the south balcony, will have similar impacts to the existing, and will not harm amenity.
- 4.3.4 The new projecting balcony will be relatively small in area, and is considered would be used by occupants of the bedroom it serves for standing more than sitting. The only dwelling the new balcony could affect is Wisteria House to the south.
- 4.3.5 In this case the new balcony is not considered harmful to that dwelling due to its distance from the site and screening by trees on the boundary. Views from the new balcony are not considered materially more harmful than those from the existing south balcony and other openings. Impacts on amenity are acceptable. The proposal complies with Policy D3 of the adopted Local Plan and Section 12 of the NPPF.

4.4 **Conclusion**

- 4.4.1 In the absence of material planning reasons to the contrary it is my view that planning permission is **GRANTED**.

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: 13 May 2025	