

DELEGATED FILE NOTE

CASE OFFICER: ...Melissa Tyler.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/00358/FP	Installation of windows to existing first floor side elevation (amended plans received 19 March 2025)	Unit 3 The Orbital Centre Icknield Way Letchworth Garden City Hertfordshire SG6 1ET

Submitted Plan Nos

OC-INC-SA-LL-DR-A-08001 P00 OC-INC-SA-00-DR-A-08001 P00 OC-INC-SA-00-DR-A-08050 P01 OC-INC-BA-LL-DR-A-08001 P00 OC-INC-BA-LL-DR-A-08050 P01 OC-INC-BA-EZ-DR-A-08001 P00 OC-INC-BA-EZ-DR-A-08050 P01

1.0 Policies

2.0 **Site History**

2.1 None

3.0 **Representations**

3.1 None received.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The site is a centre section of an office/warehouse building on the south side of Icknield Way, Letchworth Garden City.

4.2 **Proposal**

4.2.1 The application proposes the installation of 7 new windows to existing first floor side elevation.

4.3 **Key Issues**

4.3.1 The key issues in this case are the proposal's design and its impact on the building/surrounding area.

4.3.2 The proposal involves the insertion of 7 double glazed aluminium windows with colour to match existing windows. The side elevation is adjacent the railway line and would not cause any additional overlooking to neighbouring properties. The proposed works are acceptable in my view, as they will not result in any adverse impacts upon the host building and the surrounding area. This is in line with Section 12 of the National Planning Policy Framework and Policy D1 and D3 of the Local Plan.

4.4 **Conclusion**

4.4.1 Overall, as stated above it is considered that the proposed development is compliant with the necessary provisions set out in the Emerging Local Plan and the NPPF.

4.5 **Alternative Options**

4.5.1 None.

4.6 **Pre-Commencement Conditions**

4.6.1 I can confirm that there are no pre-commencement conditions proposed.

5.0 **Recommendation**

5.1 That planning permission be **GRANTED** subject to the following conditions.

1. This development is not subject to the statutory Biodiversity Gain Plan condition because it is considered exempt under the statutory exemptions (<https://www.gov.uk/guidance/biodiversity-net-gain-exempt-developments>) or transitional arrangements in respect of the biodiversity gain condition.

2. 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.

3. 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.

4. The windows hereby permitted shall match the existing windows in colour unless otherwise agreed in writing by the LPA.

Reason: To protect the visual amenities of the locality and to comply with Policies D1 and D2 of the North Hertfordshire Local Plan 2011 to 2031.

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  Anne McDonald	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 1 May 2025	