

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/00796/S73	Variation to Condition Number 2 (amendments to supporting documents and plans submitted) of planning permission reference 24/02097/FPH granted on 13.11.2024 for Two storey rear extension with side dormer window following demolition of rear conservatory and single storey rear element. Replacement roof to existing single storey side extensions. Insertion of a first floor window in both existing side elevations. Alterations to existing fenestration and alterations to existing driveway to allow for additional parking (As amended by plans received 6 November 2024).	153 Baldock Road Letchworth Garden City Hertfordshire SG6 2EH

Submitted Plan Nos

2401_PD_201B 2401_PD_202B 2401_PD_203D 2401_PD_204B 2401_PD_206F

1.0 **Policies**

D1	Sustainable design
D2	House exts, replcmnt dwellings outbuild
D3	Protecting living conditions
T1	Assessment of transport matters
T2	Parking
SECN12	Achieving well-designed places
SECN14	Meeting climate change,coastal,flooding

2.0 **Site History**

- 2.1 24/02097/FPH - Two storey rear extension with side dormer window following demolition of rear conservatory and single storey rear element. Replacement roof to existing single storey side extensions. Insertion of a first floor window in both existing side elevations. Alterations to existing fenestration and alterations to existing driveway to allow for additional parking (As amended by plans received 6 November 2024). – Conditional Permission
- 2.2 19/01968/FPH - Two storey side and rear extension. Replace garage door with window to facilitate conversion of existing garage into habitable accommodation. Insertion of window to stairs on existing east elevation and alterations to position of first floor window

on existing west elevation and ancillary works, following removal of existing rear conservatory and boiler room. – Conditional Permission

3.0 **Representations**

3.1 **Neighbour Consultation** – None received.

3.2 **Heritage Foundation** – No representation received.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The site is a two-storey dwelling off Baldock Road, Letchworth Garden City.

4.2 **Proposal**

4.2.1 This application seeks to vary Condition 2 of the previous planning permission 24/02097/FPH granted on 13.11.2024.

4.2.2 Condition 2 relates to the approved plans of the development. This application form indicates that the following amendments are proposed:

“There have been minor amendments to the supporting documents and plans following the previous application. Changes include the finish of the rear extension has changed from timber cladding to white roughcast render to match the rest of the property, style of the front door and windows to the front and rear elevations have been updated and PV panels have been relocated to the valley of the existing roof.”

4.3 **Key Issues**

4.3.1 The principle of the development has been established given the extant planning permission. Relevant material considerations relating to the current application are design and impact to neighbour amenity.

Design and Appearance:

4.3.2 Policy D1 of the Local Plan states that development will be granted provided the design of the development appropriately and positively responds to the site's local context together with other criteria to encourage a positive and sustainable form of development. Policy D2 of the Local Plan requires extensions to houses and the erection or replacement of buildings to incorporate design that is sympathetic to the main dwelling in terms of its scale, form and orientation and does not harm the character and appearance of the locality around the site. These policies are broadly consistent with Section 12 of the National Planning Policy Framework.

4.3.3 The proposed alterations would reduce the built bulk as viewed from the public realm and within the street scene by altering the location of the solar panels. The change to the materials of construction to introduce render rather than black cladding is considered to be positive. Alterations to fenestration would be modest, and would broadly reflect the

appearance of the approved scheme and the wider street scene. The design is considered to be acceptable.

- 4.3.4 The proposed development is therefore considered to be in compliance with Policies D1 and D2 of the Local Plan and the core principles set out within Section 12 of the National Planning Policy Framework. The design and appearance are therefore acceptable.

Impact on Neighbouring Properties:

- 4.3.5 Policy D3 of the Local Plan permits development that does not result in unacceptable to harm to the amenity of neighbouring occupiers and where necessary encourages the use of mitigation measures to reduce these impacts. This is generally reflected by the provisions within the National Planning Policy Framework.
- 4.3.6 The proposal would not seek to enlarge the built bulk of the dwelling. The introduction of render is considered to improve amenity impacts for neighbouring occupiers by reducing visual bulk. The reduction in scale of the solar panels, and the changes to fenestration are not considered to be harmful to neighbouring amenity. No neighbour objections were received.
- 4.3.7 Given the above, it is considered that the proposed development would result in no unacceptable detrimental impact upon neighbouring occupiers and is therefore compliant with Policy D3 of the local plan and the aims of the National Planning Policy Framework.

4.4 **Conclusion**

- 4.4.1 The proposed development is considered acceptable and is considered to comply with the necessary provisions of the Local Plan policies and the National Planning Policy Framework. Grant conditional permission.

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 grant of planning permission 24/02907/FPH.

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.

3. The side windows at first floor level serving 'Bedroom 4' within the dormer window on the north-east elevation of the development hereby permitted shall be permanently glazed with obscure glass.

Reason: To safeguard the privacy of the occupiers of the adjacent dwelling and to comply with Policy D3 of the North Hertfordshire Local Plan 2011 to 2031.

Biodiversity Net Gain

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.

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: 14 May 2025	

