

DELEGATED FILE NOTE

CASE OFFICER: ...William Thompson.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/01810/FP	Replace all existing fenestration.	1 - 9 Spencer Way Letchworth Garden City Hertfordshire SG6 4RS

Submitted Plan Nos

001 PL 01 36658-001 36658-002 36658-003 36658-004 36658-005 36658-006 002 PL 01

1.0 Policies

D1	Sustainable design
D3	Protecting living conditions
T2	Parking
SECN12	Achieving well-designed places
SECN12	Achieving well-designed places
SECN14	Meeting climate change,coastal,flooding
NE4	Biodiversity and geological sites

2.0 **Site History**

2.1 None relevant

3.0 **Representations**

3.1 **Site and Neighbour consultations** – One received.

Resident – Objects to the use of timber frame windows

3.2 **Letchworth Garden City Heritage Foundation** – None received.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

- 4.1.1 The application site is a three-storey, residential building serving 9no. flats on Spencer Way, Letchworth Garden City.

4.2 **Proposal**

- 4.2.1 Replace all existing fenestration.

4.3 **Key Issues**

- 4.3.1 The key issues for consideration are as follows:

- The acceptability of the design of the proposed development and its impact on the character and appearance of the area.
- The impact of the proposed development on the living conditions of neighbouring properties.
- Access and parking matters.
- The impact of the proposed development on the environment.

Design

- 4.3.2 Policy D1 of the Local Plan requires that development proposals respond positively to the site's local context, retain existing vegetation and minimise the visual impact of street furniture and parking provision. This policy is broadly consistent with Section 12 of the National Planning Policy Framework.
- 4.3.3 The proposal seeks to replace all existing timber framed double glazed windows with new as close to like-for-like timber framed double glazed windows as possible to match the existing style and colour. An objection has been raised to the use of timber framed windows with the belief that uPVC would be a more suitable choice; however, as timber framed windows are acceptable in planning terms, it is not for the LPA to dictate the applicant's choice in materials.

4.3.4 In my view, the scale of the proposed works is minor and would be considered sympathetic to the building and wider locality.

4.3.5 This is considered to be in line with Section 12 of the National Planning Policy Framework and Policy D1 of the Local Plan.

Impact on Neighbours

4.3.6 A core planning principle set out in the NPPF is to always seek to secure a good standard of amenity for all existing and future occupants of land and buildings. This principle is reflected in the provisions of Policy D3 of the NHLP.

4.3.7 It is not considered that the development would result in unacceptable harm as to be objectionable to neighbour amenity in terms of overdominance, shading or overlooking.

4.3.8 This development is therefore considered to be in accordance with Policy D3 of the NHLP and Section 12 of the NPPF.

Highways and Parking:

4.3.9 The proposal does not include an increase in the number of bedrooms. Therefore, with regard to Policy T2 of the NHLP, there would be no car parking issues arising from the development.

Environmental Implications

4.3.10 The proposed development would be consistent with the criteria set out in Policy D1 of the NHLP '*Sustainable Design*'. There are no other significant environmental implications as a result of the proposed development.

Biodiversity Net Gain:

4.3.11 This is a form of development which is exempt from BNG Legislation, defined under article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015 due it falling under the scope of the 'de minimis' exemption.

4.3.12 With regard to Policy NE4 of the Local Plan, it is not reasonable to expect measurable BNG for the replacement of windows.

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**.

4.5 **Alternative Options**

4.5.1 None.

4.6 **Pre-Commencement Conditions**

4.6.1 None.

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.

Biodiversity Net Gain

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 Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 8 September 2025	