DELEGATED FILE NOTE

CASE OFFICER: ...Richard Tiffin.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
18/00184/FPH	Single storey side extension incorporating new bay window and removal of part of east facing wall and two windows at ground floor to facilitate enlargement of kitchen. entrance. Internal insulation to studio/drawing room walls, floor and vaulted ceiling.	Spring Wood Spring Road Letchworth Garden City Hertfordshire SG6 3PR

Submitted Plan Nos

Loc Plan; 1a; 2; 3; 4b; 5b; 6

1.0 Policies

LP28 House Extensions

SECT12	Conserving and enhancing historic enviro
XD2	Hse Extns,Replacement Dwells,Outbuilding

2.0 **Site History**

2.1 See associated LB application 18/00185/LBC.

3.0 **Representations**

3.1 **Neighbours** – None

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The application property is an early Garden City listed dwelling in spacious grounds off of Spring Road

4.2 **Proposal**

4.2.1 The application proposes a single storey side extension and internal and minor works (subject of an associated listed building application). The side extension is flat roofed and only 2m deep.

4.3 **Key Issues**

4.3.1 The key issues in this case centre on the impact of the scheme on the host building and neighbours. Given the spacious setting and the modest scale of the side extension, I can see no grounds for objection to this planning application. This said, the changes would have an impact on the listed building and these are considered in depth as part of the associated listed building application.

4.4 **Conclusion**

4.4.1 That permission be granted subject to conditions.

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. The Council acted proactively through positive engagement with the applicant during the determination process which led to improvements to the scheme. The Council has therefore acted proactively in line with the requirements of the Framework (paragraphs 186 and 187) and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015.

Signed  Simon Ellis Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 18 April 2018	