

DELEGATED FILE NOTE

CASE OFFICER: ...Alex Howard.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/01519/FP	Removal of the existing shopfront and replacement with aluminium framed shopfront; polyester powder coated RAL 7016 Anthracite Grey. Toughened glazed shopfront, clear, internally beaded. No obscure film or coloured glass. Aluminium framed double doors; polyester powder coated RAL 7016 Anthracite Grey. Toughened glass, internally beaded. Clear opening width 1626mm.	13 Eastcheap Letchworth Garden City Hertfordshire SG6 3DA

Submitted Plan Nos

Location Plan CB24164-AL-001-B

1.0 Policies

D1 Sustainable design

D3	Protecting living conditions
HE1	Designated heritage assets
SECN12	Achieving well-designed places
SECN16	Conserve + enhance historic environment

2.0 **Planning History**

2.1 None relevant to this application.

3.0 **Representations**

3.1 **Site Notice and Neighbour Consultation** – None received.

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

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The site is a retail unit located on the west side of Eastcheap, Letchworth Garden City. The site is a Primary Shopping Frontage and is within the Conservation Area.

4.2 **Proposal**

4.2.1 Planning permission is sought for the removal of the existing shopfront and replacement with aluminium framed shopfront; polyester powder coated RAL 7016 Anthracite Grey. Toughened glazed shopfront, clear, internally beaded. No obscure film or coloured glass. Aluminium framed double doors; polyester powder coated RAL 7016 Anthracite Grey. Toughened glass, internally beaded. Clear opening width 1626mm.

4.3 **Key Issues**

4.3.1 The key considerations are design, impacts on Heritage assets, and the impact on the amenities of neighbouring properties. The principle of development is not considered as no change of use is proposed, such that Policy ETC4 is not relevant.

Design

4.3.2 Policy D1 of the Local Plan states that planning permission will be granted provided that development responds positively to the site's local context in addition to other criteria. These considerations are echoed in Section 12 of the NPPF.

4.3.3 The proposal seeks to remove of the existing shopfront and replace with aluminium framed shopfront comprising the following elements;

Polyester powder coated RAL 7016 Anthracite Grey.

Toughened glazed shopfront, clear, internally beaded. No obscure film or coloured glass.

Aluminium framed double doors; polyester powder coated RAL 7016 Anthracite Grey.

Toughened glass, internally beaded. Clear opening width 1626mm.

Replacement render.

4.3.4 It is considered that the proposed works to this replacement shopfront are acceptable in design terms, as it seeks to modernise the existing commercial unit. The proposal will retain the retail units' character and appearance in this row of Primary Shopping Frontages.

4.3.5 The proposal is therefore deemed acceptable in design terms and in accordance with Policy D1 of the Local Plan and Section 12 of the NPPF.

Heritage Impacts

4.3.6 The site is within the Conservation Area. Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (LBCA Act) requires that in the exercise of planning powers, in conservation areas "*special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area*".

4.3.7 The character of this run of shops on Eastcheap is quite varied with different external finishes in terms of colour and materials, including some that are already finished in anthracite grey a few units down. As such, it is considered that the proposed changes to the shopfront would modernise and improve its external appearance and by extension, its contribution to the character and appearance of the Conservation Area. Therefore, the scheme is considered to not result in any material harm to the designated heritage asset.

4.3.8 This is in accordance with Policy HE1 of the Local Plan and Section 16 of the NPPF.

Impact on Neighbours

4.3.9 Policy D3 of the Local Plan states that planning permission will be granted for development proposals which do not cause unacceptable harm to living conditions.

4.3.10 The proposed development, by virtue of its nature and scale, would not result in any harm to the amenities and reasonable living conditions of neighbouring properties, in line with Policy D3 of the Local Plan.

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 to it falling under the scope of the 'de minimis' exemption.

4.4 **Conclusion**

- 4.4.1 The proposal is considered acceptable in planning terms in accordance with the relevant local and national planning policies.

4.5 **Alternative Options**

- 4.5.1 N/A

4.6 **Pre-Commencement Conditions**

- 4.6.1 N/A

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

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 Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 23 July 2025	