

DELEGATED FILE NOTE

CASE OFFICER: ...Andrew Hunter.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/00851/FPH	Insertion of rooflights to existing roof and insertion of second floor window to existing gable to facilitate conversion of loftspace into habitable accommodation, installation of photovoltaic panels to existing roof and replace existing cement render with silicone render.	Garden House 7 Alpine Close Hitchin Hertfordshire SG4 9DZ

Submitted Plan Nos

3738_01 3738_02 3738_03

1.0 Policies

D1	Sustainable design
D2	House exts, replcmnt dwellings outbuild
D3	Protecting living conditions
HE1	Designated heritage assets
SECN12	Achieving well-designed places
SECN16	Conserve + enhance historic environment
SECN9	Promoting sustainable transport
SP13	Historic environment
T2	Parking
SP9	Design and Sustainability
SP6	Sustainable transport

2.0 **Relevant Site History**

- 2.1 14/01375/1LB – Two storey side/rear extension and installation of photovoltaic panels on south-west elevation roofslope – Approved 09/07/14.
- 2.2 14/01374/1HH - Two storey side/rear extension and installation of photovoltaic panels on south-west elevation roofslope – Approved 09/07/14.
- 2.3 13/02642/1LB - Single Storey side/rear extension and installation of photovoltaic panels on south west elevation roofslope (as amended by plans received 2nd December 2013) – Approved 12/12/13.
- 2.4 13/02641/1HH - Single storey side/rear extension and installation of photovoltaic panels on south-west elevation roofslope (as amended by plans received 2nd December 2013) – Approved 12/12/13.
- 2.5 The site has also been subject to other applications not directly relevant to the current proposal.

3.0 **Representations**

- 3.1 **Conservation Officer** – No objections.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

- 4.1.1 The site is a 2 storey semi-detached dwelling with a pitched roof that is Grade II listed. The building is attached to another listed building. The site is in a residential area of dwellings and flats.

4.2 **Proposal**

- 4.2.1 The addition of solar panels to the front and SW roofslopes, a new second floor rear window, two new SW rooflights, replacement render, and internal alterations to facilitate a loft conversion. The number of bedrooms will be increased from three to four.
- 4.2.2 The application was accompanied by parallel listed building consent application 25/00852/LBC.

4.3 **Key Issues**

- 4.3.1 The key material considerations are design and heritage, neighbour amenity, and parking.

Design and heritage

- 4.3.2 The application site is a Grade II listed building, which is a designated heritage asset. The proposal therefore needs to be assessed as to whether it would harm its significance. This is set out in Section 16 (2) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

- 4.3.3 The proposed works are overall considered to be of a small scale, with none of the fabric of the building to be lost considered to be of such significance that this will be harmful. The proposed works would also be on later non-original parts of the building. On the basis of the comments from the Conservation Officer, the proposed works are not considered harmful to and in keeping with the special significance and character of the listed building.
- 4.3.4 It is not considered that the application harms the significance of the designated heritage asset the subject of this application. The impacts of the proposal on the character and appearance of the building and its significance as a designated heritage asset are therefore considered acceptable. The proposed works will be small in scale in relation to the host dwelling, and are considered sympathetic to its character and appearance.
- 4.3.5 The works would be of a small scale, and will not harm the character and appearance of the locality. Solar panels exist on the roofslope of nearby dwelling No.1 Alpine Close, therefore it's considered that the proposed panels will be in keeping with the character of the locality. The design and impacts on heritage assets are therefore acceptable. The proposal complies with Policies D1, D2 and HE1 of the Local Plan, and Sections 12 and 16 of the NPPF.

Neighbour amenity

- 4.3.6 The replacement render will not enlarge the dwelling and will not cause harm. The new rooflights will be on an inner roofslope and will provide views of another roofslope of the dwelling, and will not cause loss of privacy and amenity.
- 4.3.7 The new solar panels will not enlarge the building, will be of a small size, will produce minimal glare, and are not considered harmful. The new rear second floor window would be approx. 10.7m from the rear boundary of the site, which is considered sufficient to avoid harmful overlooking and loss of privacy. Impacts on amenity are considered acceptable. The proposal complies with Policy D3 of the Local Plan.

Parking

- 4.3.8 The number of bedrooms will be increased from three to four. The site has two parking spaces in its curtilage, which complies with minimum parking requirements for a 4 bed dwelling. The proposal complies with Policy T2 of the Local Plan.

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**.

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. 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: 4 July 2025	