**DELEGATED FILE NOTE**

**CASE OFFICER:** ...Ben Glover.....

| APPLICATION REFERENCE | BRIEF DESCRIPTION OF DEVELOPMENT | APPLICATION SITE |
|---|---|---|
| 18/01143/FP | External alterations including addition of louvres. | Radcliffe House<br>Old Charlton Road<br>Hitchin<br>Hertfordshire<br>SG5 2DW |

**Submitted Plan Nos**

17-283-00-22.1D 17-283-00-22.1D 17-283-00-33C 17-283-00-20.C 17-283-00-21A 17-283-00-25B 17-283-00.22.

**1.0 Policies**

1.1 **North Hertfordshire District Local Plan No.2 with Alterations**

Policy 8 – Development in Towns
Policy 36 – Employment Provision
Policy 55 – Car Parking Standards

1.2 **National Planning Policy Framework**

Chapter 1 – Building a strong, competitive economy
Chapter 7 – Requiring good design

1.3 **North Hertfordshire Draft Local Plan 2011-2031 - (Approved by Full Council April 2017)**

D1 – Sustainable Design
T2 – Parking

1.4 **Supplementary Planning Document**

Vehicle Parking at New Development SPD (2011

2.0 **Site History**

2.1 11/03089/1 - Installation of disabled access ramp adjacent existing wall – 21/02/2012.

3.0 **Representations**

3.1 **Site Notice:**

Start Date: 23/05/2018 Expiry Date: 13/06/2018

3.2 **Press Notice:**

Start Date: 24/05/2018 Expiry Date: 14/06/2018

3.3 **Neighbouring Notifications:**

The owners/occupiers of No. 1, 11, 12, 14, 15, 16, 17, 20 Kitchen Garden Court, Old Charlton Road and Keynes House, Tilehouse Street were notified on 06/06/2018. No neighbouring representations have been received.

3.4 **Parish Council / Statutory Consultees:**

NHDC Conservation Officer – No objection

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 Radcliffe House is a complex of office buildings situated adjacent to Hitchin Priory and located in the Conservation Area. The property features a red brick finish.

4.2 **Proposal**

4.2.1 Planning permission is sought for external alterations including the addition of 40 louvres on the elevations of the building and 8 louvres within the roof.

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 resultant impact on the character and appearance of the Conservation area.

--The impact that the proposed development would have on car parking provision in the area.

Design, Appearance and impact on the Conservation Area:

4.3.2 Within a Conservation Area, the Council has a duty to pay special attention to the desirability of preserving or enhancing the character or appearance of that area, in accordance with Section 72 of the Listed Building and Conservation Areas Act (1990). Furthermore, Chapter 12 of the National Planning Policy Framework (NPPF) sets out guidance relating to conserving and enhancing the historic environment.

4.3.3 When considering the impact of proposed development on the significance of a designated heritage asset (such as a Conservation Area), the NPPF notes that great weight should be given to the asset's conservation; the more important the asset, the greater the weight should be

4.3.4 The proposed addition of the louvers would be positioned above the windows within the elevations of the building and would sit flush with the existing facing red brick. The louvers within the elevation would be red to match the colour of the brickwork. The 8 louvers on the roof would not be visible and would be coloured grey to match the roof.

4.3.5 It is considered that the proposed development would not result in any unacceptable impact upon the character and appearance of the property within this part of the Hitchin Conservation Area. Furthermore, the development would not result in any adverse impact upon the Grade I listed Hitchin Priory. The proposal would therefore be in compliance with both Local and National Planning Policy.

Highways and Parking:

4.3.6 The proposed development does not include an increase in the number of bedrooms, therefore there would be no car parking issues arising from the proposed development.

4.4 **Conclusion**

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

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 (paragraphs 186 and 187) and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015.

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| Signed<br><br>Simon Ellis<br><br>Determining Officer | Development Management<br>North Hertfordshire District Council<br>Council Offices<br>Gernon Road<br>Letchworth<br>Herts<br>SG6 3JF |
| **Date:** 27 June 2018 | |