DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
18/00954/FPH	Re-paint window, porch and front door timbers.	5 Chiltern Road Hitchin Hertfordshire SG4 9PL

Submitted Plan Nos

Location plan

1.0 Policies

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

Policy 28 – House Extensions
Policy 55 – Car Parking Standards
Policy 57 – Residential Guidelines and Standards

1.2 **National Planning Policy Framework**

Chapter 7 – Requiring good Design
Chapter 12 – Conserving and enhancing the historic environment

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

D1 – Sustainable Design
D2 – House Extensions and Replacement Dwellings
D3 – Protecting Living Conditions

2.0 **Site History**

2.1 18/00370/FPH – Replacement sash windows to front elevation – Granted Conditional Permission on 06/04/2018.

3.0 **Representations**

3.1 **Site Notice:**

Start Date: 23/04/2018 Expiry Date: 14/05/2018

3.2 **Press Notice:**

Start Date: 03/04/2018 Expiry Date: 24/04/2018

3.3 **Neighbouring Notifications:**

The owners/occupiers of No. 4 and 6 Chiltern Road. No neighbouring representations have been received.

3.4 **Parish Council / Statutory Consultees:**

NHDC Conservation Officer – No comments received.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 No. 5 Chiltern Road is a two story semi-detached dwelling situated within Hitchin. The property is within an Article 4 area restricting certain works to the property.

4.2 **Proposal**

4.2.1 Permission is sought to re-paint windows, porch and door timbers in colours RAL 9010 for all excluding the door which would be painted “farrow and ball, drawing room blue (no. 253). Finish: Exterior Eggshell”.

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 the living conditions of neighbouring properties.

4.3.2 The proposed development would result in no adverse impact upon the character and appearance of the property within the Conservation Area. The proposed pure white (RAL 9010) colour paint which would be similar in appearance to that of the existing property. Furthermore, the colour proposed for the front door frame would also be appropriate.

4.3.3 There would be no harmful impact of the proposal upon the occupiers of neighbouring properties. The proposal complies with Policy 28 and 57 of the District Local Plan and the core principles set out within the National Planning Policy Framework.

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.

Signed  Simon Ellis Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 17 May 2018	