

DELEGATED FILE NOTE

CASE OFFICER: ...Henry Thomas.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/01266/FPH	Replace pitched roof over existing rear elevation extension with a flat roof to create a balcony with timber railings and replace existing first floor window with a door and No.2 windows.	25 Norton Way North Letchworth Garden City Hertfordshire SG6 1BX

Submitted Plan Nos

Location Plan Existing and Proposed First Floor Plans Existing and Proposed Ground Floor Plan Layout Plan Existing and Proposed Rear Elevations Existing and Proposed Side Elevation Existing and Proposed Side Elevation

1.0 Policies

D1	Sustainable design
D2	House exts, replcmnt dwellings outbuild
D3	Protecting living conditions
SECN12	Achieving well-designed places
SP1	Sustainable development in North Herts
SP9	Design and Sustainability
HE1	Designated heritage assets
SECN16	Conserve + enhance historic environment
T2	Parking

2.0 **Site History**

2.1 08/02891/1HH - Single storey rear extension. Extension to existing roof and flat roof rear dormer window to facilitate use of loft space as en-suite bathroom (as amended by drawing no. 5A received 30th January 2009 and amended front elevation plan received 27th February 2009)

3.0 **Representations**

3.1 **Neighbour Representations** – None received.

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

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 Two storey detached property on the west side of Norton Way North within a residential part of Letchworth. The site is within the Letchworth Conservation Area.

4.2 **Proposal**

4.2.1 Replace pitched roof over existing rear elevation extension with a flat roof to create a balcony with timber railings and replace existing first floor window with a door and No.2 windows.

4.2.2 The proposed balcony would be 1.2m deep, 3.85m wide and would sit at a height of 2.3m with a max railing height of 3.5m. The materials are:

Windows / Door – Timberlook Heritage UPVC Windows and central door - Black and White in existing style

Balustrade – Black Timber - reinforced to building control standards

Floor – Either wooden flooring or slabs.

4.3 **Key Issues**

4.3.1 Design: fenestration and materials sympathetic to dwelling. Subordinate in scale to the dwelling. Complies generally with Policy D1 of the Local Plan

4.3.2 Impact on Conservation Area: Sympathetic materials and design, set to the rear. Complies with Policy HE1 of the Local Plan.

4.3.3 Impact on the street scene: Not visible from the public realm. No adverse harm to street scene. Complies with Policy D1.

4.3.4 Impact on neighbours: The proposed rear balcony would be set off the boundaries with neighbouring dwellings. Whilst it would provide some overlooking of the neighbouring gardens, this would be limited to view of the end of the garden which is already overlooked by the existing rear fenestration. As such, the loss of privacy within these areas is considered acceptable. There are no dwellings to rear of the property which backs on to open green space. Due to the reasons above, I do not consider that the proposed balcony would be overbearing or would adversely affect neighbouring amenity. The proposal complies with Policy D3 of the Local Plan.

4.3.5 Parking: No change in number of bedrooms. Complies with T2 of the Local Plan.

4.3.6 BNG: Exempt from BNG requirements

4.3.7 Climate change: Due to the small scale of the proposals and the sustainable location there would be minimal impact on local climate change.

4.4 **Conclusion**

4.4.1 Acceptable in planning terms.

4.5 **Alternative Options**

4.5.1 None applicable

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.

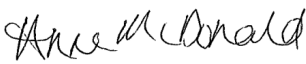
Reason: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

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: 10 July 2025	