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| <b>DELEGATED FILE NOTE</b> |
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**CASE OFFICER:** ...Tom Rea.....

| APPLICATION<br>REFERENCE | BRIEF DESCRIPTION OF<br>DEVELOPMENT                                                 | APPLICATION SITE                                                    |
|--------------------------|-------------------------------------------------------------------------------------|---------------------------------------------------------------------|
| 24/01454/FPH             | Replacement roof and replace 2 windows (development already partially carried out). | 62 Ridge Road<br>Letchworth Garden City<br>Hertfordshire<br>SG6 1PN |

**Submitted Plan Nos**

Location Plan 1 2 3 Gazing Bar Sections

**1.0 Policies**

## 2.0 **Site History**

2.1 None relevant

## 3.0 **Representations**

3.1 Conservation advisors (Place Services) :

- ☐ Roof tiles are appropriate in colour and material
- ☐ Mortar bedding around dormer windows is poor and needs reverting to a smaller profile.
- ☐ The proposed replacement windows, featuring 24mm double glazing are not considered appropriate for this listed building. A surface mounted glazing bar is also not appropriate; integral glazing bars and a slim profile double glazing are recommended.

3.2 Site Notice / Adjoining occupiers:

Objection from the occupier of No. 64 on the following grounds:

- ☐ Object to bulky half round ridge tiles
- ☐ Damage and removal of soffit boards. Not replaced
- ☐ Render removed at the rear at the join between No. 62 / 64 – needs to be replaced with painted render.

## 4.0 **Planning Considerations**

### 4.1 **Site and Surroundings**

Terraced property (Grade II listed) located on the south side of Ridge Road. The property lies within the Letchworth Conservation Area.

### 4.2 **Proposal**

4.2.1 Replacement roof and replace 2 windows (development already partially carried out).

For clarity, the roof tiles have been replaced but the proposed windows (one at the front and one at the rear ) have not yet been installed.

### 4.3 **Key Issues**

#### Visual impact

An objection has been received from the Council's Conservation advisors stating the detail of the roof works and the detail of the windows has a less than substantial harmful effect on the building and the group of estate buildings as a whole and also a harmful effect on the Letchworth Conservation Area.

Paragraph 55 of the NPPF states that LPA's should consider whether otherwise unacceptable development could be made acceptable through the use of conditions.

The matters are capable of being resolved through remedial work and alternative details of the windows. The applicants are elderly and in poor health and on this occasion, given that the main roof works are acceptable, it is considered more proactive to grant permission subject to conditions requiring remedial work to be carried out and the submission of more appropriate details of the proposed windows.

#### Impact on neighbours

There is no significant impact on neighbouring property.

#### Climate change

The development is small scale and has no material impact on local climate change.

#### 4.4 **Conclusion**

The development is acceptable subject to conditions.

#### 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. Notwithstanding the submitted details and prior to the commencement of works, revised details of the proposed windows shall be submitted to and approved in writing by the Local Planning Authority. The amended window design shall include:

- Timber specification
- Integral glazing bars
- Slim profile double glazing
- Details of method of opening

The development shall be carried out in accordance with the agreed details.

Reason: To ensure that the development has an acceptable impact on the historic character and setting of the affected heritage assets and to comply with Policy HE1 of the North Herts Local Plan.

2. Within 4 months of the date of this decision the following remedial works shall be carried out :

- Rake out and repoint cement detail around dormer windows with thinner mortar profile
- Remove half round ridge tiles from the section of roof which adjoins No. 64 replacing with a flat tile profile in the same colour and material as the tiles used to recover the main roof.

Reason: To ensure that the development has an acceptable impact on the historic character and setting of the affected heritage assets and to comply with Policy HE1 of the North Herts Local Plan.

**Proactive Statement:**

Planning permission has been granted for this proposal. The Council acted proactively through positive engagement with the applicant during the determination process which led to improvements to the scheme. 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.

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| <div>Signed</div> <div></div> <div>Anne McDonald</div> | <div>Development Management<br/>North Hertfordshire District Council<br/>Council Offices<br/>Gernon Road<br/>Letchworth<br/>Herts<br/>SG6 3JF</div> |
| <div>Determining Officer</div> <div><b>Date:</b> 19 November 2024</div>                                                                   |                                                                                                                                                     |