

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/01411/FP	Erection of storage building with no offices, 20m x 15m on plan and 7.4m high to ridge with solar panels on west elevation roof.	The Fragrance House Works Road Letchworth Garden City Hertfordshire SG6 1JY

Submitted Plan Nos

Location Plan P1 P2 P3

1.0 Policies

D1	Sustainable design
D3	Protecting living conditions
SP1	Sustainable development in North Herts
SP9	Design and Sustainability
ETC1	Appropriate uses in Employment Areas
SP2	Settlement Hierarchy and Spatial Distrib
T1	Assessment of transport matters
T2	Parking
SECN12	Achieving well-designed places
SECN14	Meeting climate change,coastal,flooding

2.0 **Site History**

2.1 85/01392/1 - Erection of two and single storey building for warehouse and associated offices.

Conditional Permission.

2.2 78/00658/1 - Erection of prefabricated detached building to be used for storage purposes.

3.0 **Representations**

3.1 **LGC Heritage Foundation** – None received.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The Fragrance House is a detached two storey manufactory on the south side of Works Road within an industrial part of Letchworth Garden City. The site has a car park to the rear of the building. The main character of the locality is of employment and industrial uses. The site is within a designated employment area where Policy ETC1 of the Local Plan applies.

4.2 **Proposal**

4.2.1 Erection of storage building with no offices, 20m x 15m on plan and 7.4m high to ridge with solar panels on west elevation roof.

4.2.2 The proposed materials are:

Walls / Roof – Light Grey profiled metal sheeting

Doors – Light grey metal roller shutters or light grey personnel doors.

4.3 **Key Issues**

4.3.1 The key material considerations relating to the proposed amendments are whether the principle is acceptable, design, neighbour amenity, parking and highways, and ecology.

Principle

4.3.2 The proposal is new development within the boundaries of Letchworth, where under Policy SP2 of the Local Plan this is acceptable in principle. The site is also within a designated Employment Area, where Policy ETC1 of the Local Plan states:

Within the safeguarded Employment Areas, and the Employment Allocations (BA10 and RY9), as shown on the Policies Map, planning permission will be granted for office, research and development, industrial processes, industrial and storage and distribution uses provided:

a) For allocated sites any relevant site-specific criteria are met; and

b) Any Use Class B8 development is easily accessible from the primary road network.

4.3.3 The proposed use is a B8 storage use, and would have direct access to Works Road to the north. The principle of the development is considered acceptable, and complies with Policies SP2 and ETC1 of the Local Plan.

Character and appearance:

- 4.3.4 The proposed use of B8 storage is considered consistent with the character of the locality as being in use for employment/industry. The proposed material and scale would be similar to the industrial units to the east of the site. The proposed building would be sited to the rear of The Fragrance House and therefore would not be visible to the public realm, in any case, it would not appear out of character in general for an industrial/employment area where there are higher buildings of similar design. The design is therefore acceptable. The proposal complies with Policies D1 and SP9 of the Local Plan, and Section 12 of the NPPF.

Impacts on Neighbouring Properties:

- 4.3.6 There are no dwellings near the site, the neighbouring industrial units do not have windows facing out towards the site. As such it is considered that the proposal would not be harmful to neighbouring amenity. It is not considered that operating hours need to be controlled by condition due to this. Impacts on amenity are therefore acceptable, and the proposal complies with Policy D3 of the Local Plan.
- 4.3.7 The building is proposed as storage only and will not provide a permanent workstation for employees.

Parking and Highways:

- 4.3.8 The proposal would not affect highway safety. Regarding parking, the present site is an ancillary parking area with 34 spaces. The application form states that the proposal will result in a loss of 14 parking spaces. Despite this loss, the proposal complies with the parking standards set out within the Parking SPD and is therefore compliant with Policy T2 of the Local Plan.

Biodiversity Net Gain:

- 4.3.9 The existing site is a car park with limited existing habitat space, as such the proposed development is 'de minimis' and would not exceed the threshold of 25 sqm of on-site habitat, or and/ less than 5 meters of linear habitats. This application is therefore exempt from BNG legislation defined under article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015.

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.

Biodiversity Net Gain

This development is not subject to the statutory Biodiversity Gain Plan condition because it is considered exempt under the statutory exemptions (<https://www.gov.uk/guidance/biodiversity-net-gain-exempt-developments>) or transitional arrangements in respect of the biodiversity gain condition.

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: 28 July 2025	