

DELEGATED FILE NOTE

CASE OFFICER: ...Tabitha Kaye.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
26/01037/FP	Installation of powder coated aluminium handrails and balustrades following removal of timber balustrades. Replacement of spandrel panels at second floor. Remedial works to render.	1 Arena Parade Letchworth Garden City Hertfordshire SG6 3BY

Submitted Plan Nos

Location plan AL01 AD01

1.0 Policies

SECN12	Achieving well-designed places
SECN14	Meeting climate change,coastal,flooding

4.1 Site and Surroundings

- 4.1.1 Units along Arena Parade are situated in a prominent position within the Letchworth Garden City town centre. The site is within the Letchworth settlement boundary and the Letchworth Conservation Area. The site is within a Secondary Shop Frontage Area.

4.2 Proposal

- 4.2.1 Installation of powder coated aluminium handrails and balustrades following removal of timber balustrades. Replacement of spandrel panels at second floor. Remedial works to render.

4.3 Key Issues

- 4.3.1 The key issues for consideration are as follows:

- Design and impact on the Historic Environment;
- Impact on neighbour amenity;
- Impact on the environment;
- Highways and parking;
- Biodiversity Net Gain (BNG).

Design and Impact on the Historic Environment

- 4.3.2 Policy D1 of the North Herts Local Plan (NHLP) require that development proposals respond positively to the site's local context. Policy D1 is broadly consistent with Section 12 of the National Planning Policy Framework (NPPF). Policy ETC5 states that permission for proposals within the Secondary Shop Frontage Area will be granted where the proposal does not detract from retail function of the locality.
- 4.3.3 Policy HE1 emphasises how permission will be refused where proposals would cause substantial harm or a loss of significance to a Heritage Asset - in this case, the Letchworth Conservation Area - and permission should be refused unless it can be demonstrated that the proposal is necessary to deliver considerable public benefits to outweigh this harm or loss. Policy SP13 emphasises how great weight will be given to the potential harms to the significance of heritage assets, seeking their conservation and management of their setting. These policies comply with the LPA's statutory duty under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, and are broadly commensurate with Section 16 of the NPPF.

- 4.3.4 The replacement balustrades would retain the design of the existing and the Conservation Officer has not objected to the change of material to aluminium. The proposed works to the spandrel panels and render would be remedial. Therefore, it is considered that the proposal would not have an unacceptable impact on the Letchworth Conservation Area and would be acceptable within the Secondary Shop Frontage Area.
- 4.3.5 Regarding the impact upon the locality and historic environment, the proposed development accords with the requirements of the Planning (Listed Buildings and Conservation Areas) Act 1990, Policies SP13, HE1, D1 and ETC5 of the NHLP, as well as Sections 12 and 16 of the NPPF.

Impact on Neighbours

- 4.3.6 Due to the remedial nature of the proposal, and the site's location in a commercial area, there would be no neighbour amenity impacts as a result of the development.

Highways and Parking

- 4.3.7 Due to the nature of the proposal, there would be no highway safety impacts as a result of the development.

Environmental Implications

- 4.3.8 Policy D1 of the NHLP outlines the Council's commitment to supporting climate change mitigation through the requirement for schemes to incorporate the principles of 'sustainable design'; with which the proposal is commensurate with. Policy D1 is broadly consistent with the aims of Section 14 of the NPPF. There are no other environmental implications as a result of the proposed development.

Biodiversity Net Gain (BNG)

- 4.3.9 This is a form of development which is exempt from BNG Legislation, defined under article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015 due it falling under the scope of the 'de minimis' exemption.

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**.

4.5 **Alternative Options**

4.5.1 None.

4.6 **Pre-Commencement Conditions**

4.6.1 None.

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

1. 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  Shaun Greaves Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 24 June 2026	