

DELEGATED FILE NOTE

CASE OFFICER: ...Harriet Sanders.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/02341/FPH	Single storey rear and side extensions following demolition of existing extensions. Alterations to existing attached garage to include alterations to fenestration and insertion of rooflight following removal of existing garage doors to facilitate garage conversion into habitable accommodation. Replacement windows throughout.	15 The Chilterns Hitchin Hertfordshire SG4 9PP

Submitted Plan Nos

001 002 003 010 011 012 015 016 020D 021D 022 020 021 025D 026 026D 25

1.0 Policies

D1	Sustainable design
D2	House exts, replcmnt dwellings outbuild
D3	Protecting living conditions
HE1	Designated heritage assets
T2	Parking

Notes:

- ☐ Representations - no objections have been received to this application.
- ☐ Relevant planning history – none relevant.
- ☐ Planning constraints – Conservation Area.
- ☐ Existing property:
 - No 15 is a substantial, detached property set in a large plot on the south side of The Chilterns;
 - The property has been previously extended a number of times.
- ☐ Surrounding area - the surrounding area is largely residential with a number of large, detached dwellings on the U shaped road The Chilterns. There is variety in the appearance of the streetscene and materials used.
- ☐ Proposal – *“Single storey rear and side extensions following demolition of existing extensions. Alterations to existing attached garage to include alterations to fenestration and insertion of rooflight following removal of existing garage doors to facilitate garage conversion into habitable accommodation. Replacement windows throughout.”*
 - Proposed materials include:

- Small area of cladding/flushing on walls of new extension on west elevation and by the front entrance - weathered copper cladding (Aurubis - Nordic Green Living 1);
 - Roof of new extension on west elevation and roof and canopy of new extension on south elevation - weathered copper cladding (Aurubis - Nordic Green Living 1);
 - Doors – oak and anodised aluminium
 - Replacement windows - bronze colour anodised aluminium (United Anodisers Ltd UA 120-2).
- Design – a number of alterations are proposed:
 - Removal of single storey extension at the west elevation and replace with a more contemporary structure – the new extension relates well to the existing property in terms of size and design and is acceptable. The proposed weathered copper finish for the roof and cladding is acceptable.
 - Removal of rear extension and replacement with modern extension and extended canopy for shade on the south elevation – the proposed new extension and canopy relate acceptably to the original dwelling and are acceptable. The proposed weathered copper finish for the arched roof and copper is acceptable.
 - Alterations to existing garage to facilitate conversion into an art studio – a new timber pivot door is proposed on the north (front) elevation to replace the existing garage doors – the timber door is acceptable. Replacement bifold door and high level window in the west and south sides of the garage - modest alterations and acceptable.
 - Replacement of existing white windows with anodised aluminium in a bronze colour will alter the overall appearance of the property and will be visible from the street. However, there is variety in the streetscene with grey, black and white windows in the locality. It is considered that no unacceptable harm will be caused to the character and appearance of the conservation area and the proposed bronze colour and materials of the proposed windows is acceptable.
 - Proposed rooflight in garage conversion – modest alteration and acceptable.
 - Existing white render is to be made good. Acceptable.
 - The overall design and appearance of the proposed extensions and alterations will alter the overall character and appearance of the property. However, the property has been extended over the years in a piecemeal manner. The

proposals will bring some cohesiveness to the property and relate adequately to the host dwelling and neighbouring properties.

- No unacceptable harm will be caused to the character and appearance of the conservation area which is varied. The property is set back from the street, reducing its impact on the conservation area.
- The proposed materials are acceptable.

☐ Potential impact on neighbouring amenity

- The proposals are modest and no significant increase in floorspace or bulk is proposed. The dwelling sits in a substantial plot and mostly away from the neighbouring properties.
- No harm will arise from the proposed rooflight in the garage close to the boundary with no 14.
- The conversion of the existing garage into art studio will not cause harm to the amenity of neighbouring occupiers. It is reasonable to add a condition to the consent to control the use of the art studio for personal use only by the occupiers of the house and that no business use may occur.

☐ Amenity for future occupiers – acceptable.

☐ Parking and access – the proposal does not generate the need for additional parking but will result in the loss of the existing garage. However there is adequate space to park on the driveway.

☐ Conclusion - the application is therefore considered acceptable in planning terms and to comply with Local Plan policies D1, D2, D3, HE1 and T2 and the provisions of the NPPF.

☐ Recommendation - Grant conditional permission.

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.

3. The proposed materials for the cladding/roof of the extensions hereby approved shall be weathered copper cladding Aurubis - Nordic Green Living 1 or similar, and the proposed replacement windows hereby approved shall be anodised aluminium bronze colour United Anodisers Ltd UA 120-2 or similar, unless otherwise agreed in writing by the LPA.

Reason: To ensure that the development will have an acceptable appearance which does not detract from the appearance and character of the surrounding area and to comply with Policy D1 of the North Hertfordshire Local Plan 2011 to 2031.

4. The art studio hereby approved shall be for personal use only by the occupier of the house and shall not be used for business purposes unless otherwise agreed in writing by the Local Planning Authority.

Reason: To protect the amenity of neighbouring occupiers in accordance with Policy D3 of the North Hertfordshire Local Plan 2011 to 2031.

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: 5 November 2025	