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| <b>DELEGATED FILE NOTE</b> |
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**CASE OFFICER:** ...Thomas Howe.....

| APPLICATION<br>REFERENCE | BRIEF DESCRIPTION OF<br>DEVELOPMENT               | APPLICATION SITE                                                   |
|--------------------------|---------------------------------------------------|--------------------------------------------------------------------|
| 24/02816/FP              | Replacement external cladding and<br>fenestration | 15 Royston Road<br><br>Baldock<br><br>Hertfordshire<br><br>SG7 6NW |

**Submitted Plan Nos**

PA0476-PL 01A PA0476-PL 02A PA0476-PL 03 PA0476-PL 04 PA0476-PL 05 PA0476-PL 06 PA0476-A(00)01 PA0476-A(00)02 PA0476-A(00)03 PA0476-A(00)04

**1.0     Policies**

|        |                                         |
|--------|-----------------------------------------|
| D1     | Sustainable design                      |
| D3     | Protecting living conditions            |
| T1     | Assessment of transport matters         |
| T2     | Parking                                 |
| ETC1   | Appropriate uses in Employment Areas    |
| SECN12 | Achieving well-designed places          |
| SECN14 | Meeting climate change,coastal,flooding |

## 2.0 **Site History**

2.1 Various applications.

## 3.0 **Representations**

3.1 None received

## 4.0 **Planning Considerations**

### 4.1 **Site and Surroundings**

4.1.1 No. 15 comprises a large, detached two storey industrial building off Royston Road on the periphery of Baldock. It is within an established industrial estate and is adjacent to the train line. The Local Plan designates the site as an Employment Area.

### 4.2 **Proposal**

- 4.2.1 Planning permission is sought to replace the external walls with facing brickwork and to replace fenestration with black aluminium Crittall style windows as part of a renovation of the building.

#### 4.3 **Key Issues**

- 4.3.1 The key issues for this application would relate to the design relative to existing buildings and the impact on character of the area and street scene and any neighbouring properties.

#### **Design**

- 4.3.2 The objectives of the NPPF include those seeking to secure high quality design and a good standard of amenity (Chapter 12 – Achieving well-designed places). In this regard, Policy D1 of the Local Plan are consistent with the NPPF.

- 4.3.3 The proposal seeks to renovate the external elevations of the building.

- 4.3.4 While the proposed external brickwork, replacement window frames, roller shutter doors and glazed doors would materially alter the appearance of the building, though this would amount to a visual improvement in my view. Given the surrounding context and use of the building the proposed works would not, in my view, be inappropriate development for the locality, which is predominantly made up of industrial and commercial units.

- 4.3.5 The proposed development is therefore considered to be in compliance with Policy D1 of the Emerging Local Plan and the core principles set out within the National Planning Policy Framework.

#### **Impact on Neighbouring Properties**

- 4.3.6 A core planning principle set out in the NPPF is to always seek to secure a good standard of amenity for all existing and future occupants of land and buildings. This principle is reflected in the provisions of policy D3 of the Local Plan.

- 4.3.7 No neighbour objections were received on this application. The proposed materials would not cause harmful visual effects for neighbours and the nature of the use of the building would remain following the renovations and the alterations to the exterior. I consider the impacts to neighbours as being acceptable.

- 4.3.8 Given the above, it is considered that the proposed development would result in no unacceptable overbearing impact upon neighbouring occupiers and is therefore compliant with the aims of the National Planning Policy Framework.

#### **Highways**

- 4.3.9 Due to the location of the building, I do not consider that the proposed alterations would harm the safe operation of the highways.

#### 4.4 **Conclusion**

- 4.4.1 Overall, I do not consider there to be any grounds to withhold planning permission for the proposed works, which is acceptable in appearance, and would have no adverse effect upon the street scene or neighbouring properties.

4.5 **Alternative Options**

- 4.5.1 None applicable

4.6 **Pre-Commencement Conditions**

- 4.6.1 N/A

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.

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| <p>Signed</p> <p></p> <p>Anne McDonald</p> <p>Determining Officer</p> | <p>Development Management<br/>North Hertfordshire District Council<br/>Council Offices<br/>Gernon Road<br/>Letchworth<br/>Herts<br/>SG6 3JF</p> |
| <p><b>Date:</b> 10 March 2025</p>                                                                                                                      |                                                                                                                                                 |