

**Application Number N6/2015/0833/FP**

**Description of Development:** Proposed replacement of windows

**Recommendation APPROVE WITH CONDITIONS**

**Site Designation** The site lies within Welwyn Garden City as designated in the Welwyn Hatfield District Plan 2005.

**Relevant planning history**

N6/2011/0438/FP - Proposed extension to entrance and extended gable roof line – Approved 18/5/2011

N6/2008/2104/FP - Erection of three storey extension to accommodate thirty bedrooms - Approved 31/12/2008

N6/2008/0962/FP – Erection of three storey extension to accommodate thirty bedrooms – Refused 19/08/2008

N6/2007/1915/FP – Erection of single storey extension – Approved 05/02/2008

N6/2007/1434/FP – Erection of single storey front extension and balustrade to mock balcony -Withdrawn 20/11/2007

N6/2006/0580/AD – Erection of Externally illuminated fascia Sign -Approved 28/06/2006

N6/2004/1884/FP – Erection of three storey extension to provide 30 additional hotel rooms over part of existing car park–Approved 18/02/2005

N6/1997/1047/FP - Erection of 60 bedroom hotel, restaurant, car parking and new vehicular access off Stanborough Road - Approved 20/08/1998

N6/1991/0694/FP - Erection of one hundred bedroom hotel, associated carparking and access - Approved 03/08/1992

**Consultations**

None

**Neighbour representations**

None received Object Support

**Town / Parish representations**

None received  Object  Support  No comment/objection

**Relevant Policies**

NPPF

D1  D2  GBSP1  GBSP2  M14

Others: Interim Policy for Car Parking Standards and Garage Sizes 2014, Supplementary Design Guidance

**Main issues**

**Is the development within a conservation area?**

Yes  No

**Would the significance of the designated heritage asset be conserved or enhanced?**

Yes  No

**Comment:** N/A

**Would the development reflect the character of the area?**

Yes  No  N/A

**Comment:** The proposal is for the replacement of 61 windows within the south-west and north east elevations. The windows would be clearly visible within the public realm with clear views of the north-east elevation from the main road, however the south-west elevation is not visible within the public realm but would be clearly visible from Gosling Park. The replacement windows are of a similar style to the existing windows with the glazing area slightly larger than the existing and are considered to be similar to those that are currently within the east and west elevations, which form part of relatively new extension and are not to be replaced. The windows are not considered to be out of character with the area and would be in accordance with Policies D1 & D2 of the District Plan.

**Would the development reflect the character of the building?**

Yes  No  N/A

**Comment:** As already noted the windows are of a similar style to the existing windows and would reflect the character of the building. However it should be noted that the fenestration seen on the west elevation and east elevation would not be altered as this is part of a relatively new extension. It is considered that the proposed replacement windows would not impact the appearance or character of the building adversely and would be in accordance with Policies D1 & D2 of the District Plan.

**Would the development maintain the amenity of adjoining occupiers? (e.g. privacy, outlook, light etc.)**

Yes  No  N/A

**Comment:** The proposal is solely for replacement windows and would not result in any additional openings. Therefore the development is considered to maintain the amenity of neighbouring occupiers.

**Would the development provide / retain sufficient parking?**

Yes  No  N/A

**Comment:**

**Other issues**

None

**Conditions**

1. C.2.1 – Time Limit

2. C.13.1 – in accordance with plans and details 15:15:01 & 15:15:02 received and dated 16<sup>th</sup> April 2015
3. The materials to be used for the development shall be as detailed in the application hereby approved, unless otherwise agreed in writing with the Local Planning Authority.

REASON: To ensure a satisfactory standard of development in the interests of visual amenity in accordance with Policies D1, D2 of the Welwyn Hatfield District Plan 2005.

**REASONS FOR APPROVAL**

The decision has been made taking into account, where practicable and appropriate the requirements of paragraphs 186-187 of the National Planning Policy Framework and material planning considerations do not justify a decision contrary to the development plan (see Officer's report which can be viewed on the Councils website or inspected at these offices).

Signature \_\_\_\_\_  
Date \_\_\_\_\_