

**WELWYN HATFIELD BOROUGH COUNCIL
ASSISTANT DIRECTOR (PLANNING)**

DELEGATED APPLICATION

Application No: 6/2023/1725/EM
Location: 26-52 Rooks Hill Welwyn Garden City AL8 6ET
Proposal: Replacement of existing timber double glazed windows with UPVC double glazing
Officer: Mr James Homer

Recommendation: Granted

6/2023/1725/EM

| | | | |
|---|---|-----------|----------|
| Context | | | |
| Site and Application description | No.26-52 Rooks Hill is comprised of three detached blocks. Upon the southern side of Rooks Hill and close to the south end Longcroft Lane. The larger middle block contains six units with four units within the two smaller blocks. The application seeks Estate Management Scheme consent to remove the existing timber window frames and install uPVC replacements. | | |
| Constraints | Estate Management Scheme, as defined within the Leasehold Reform Act 1967 | | |
| Relevant history | None. | | |
| Notifications | | | |
| Neighbour representations | Support: 0 | Object: 0 | Other: 0 |
| Summary of neighbour responses | No comments received. | | |
| Consultee responses | No comments received. | | |
| Relevant Policies | | | |
| <input checked="" type="checkbox"/> EM1 <input type="checkbox"/> EM2 <input type="checkbox"/> EM3 Others | | | |
| Considerations | | | |
| Design (form, size, scale, siting) and Character (impact upon amenities and values of Garden City) | Extensions and alterations to an existing property within the Estate Management Scheme area is covered by Policy EM1 which states that they will only be allowed if they are in keeping with the design, appearance, materials and architectural detailing used in the existing building and do not have a detrimental impact on the amenities and values of the surrounding area or the residential amenity of adjoining occupiers. The application proposes to remove all existing timber window frames and install uPVC replacements. The material and finish of replacement or new windows is important in upholding the detail and character of properties within the Estate Management Scheme area. Windows finished in uPVC may be considered acceptable where they match the original style, design, proportions and colour of the windows to be replaced. Varying materials on a single | | |

| | |
|--|---|
| | <p>elevation will not be supported and the finish and colour of window frames and casements should match the original windows.</p> <p>The size of the openings will be retained with the replacement uPVC casement frames reflecting the existing sash and Georgian glazing design. Where installed to a bathroom/WC, the proposed window will include obscured glazing. As a result, the frames are considered to preserve the appearance and character of the blocks and wider area. The frame colour has not been specified therefore, it is considered reasonable and appropriate to include a condition that requires the external frames to be white.</p> |
| Impact on neighbours | None. |
| Landscaping issues (incl. hardstandings) | None proposed. |
| Any other considerations | None. |
| Conclusion | |
| <p>The proposed replacement uPVC window frames are considered in keeping with the design and appearance of the existing building and will not have a detrimental impact on the amenities and values of the surrounding area or the residential amenity of adjoining occupiers. The application complies with Policy EM1 of the Estate Management Scheme.</p> | |

Conditions:

1. All works carried out in pursuance of this consent shall be and remain part of the Premises and shall be subject to the terms and conditions of the conveyance in all respects as if such works had at all times formed part of the Premises.

REASON: To comply with the requirements of the Leasehold Reform Act 1967 Estate Management Scheme for Welwyn Garden City.

2. This consent or copy hereof shall be annexed to the Conveyance.

REASON: To comply with the requirements of the Leasehold Reform Act 1967 Estate Management Scheme for Welwyn Garden City.

3. There shall be no encroachment over the boundary of the plot either above or below ground level, nor any interference with the foundations of the adjoining property without the agreement of the adjoining owner or lessee.

REASON: To comply with the requirements of the Leasehold Reform Act 1967 Estate Management Scheme for Welwyn Garden City.

4. This consent now issued is given by the Council only in accordance with the requirements of the Welwyn Garden City Estate Management Scheme only.

REASON: To comply with the requirements of the Leasehold Reform Act 1967 Estate Management Scheme for Welwyn Garden City.

5. The external window frames, glazing bars, sills, door, door surrounds and other external decorations associated with the fenestration hereby approved shall not be any colour other than white.

REASON: To protect the character and appearance of the original building and the amenities of the area in accordance with the requirements of the Leasehold Reform Act 1967 Estate Management Scheme for Welwyn Garden City and Policy EM1.

DRAWING NUMBERS

6. The development/works shall not be started and completed other than in accordance with the approved plans and details:

| Plan Number | Revision Number | Details | Received Date |
|--------------------|------------------------|------------------------------|----------------------|
| 9206/005 | | Site Location and Block Plan | 16 August 2023 |
| 9206/004 | | Windows Schedule | 16 August 2023 |
| 9206/001 | | Existing Elevations | 16 August 2023 |
| 9206/002 | | Existing Elevations | 16 August 2023 |
| 9206/003 | | Existing Elevations | 16 August 2023 |

REASON: To ensure that the development is carried out in accordance with the approved plans and details.

Informatives:

1. If your property is long leasehold, or was previously owned by the Council, there may be covenants contained within your conveyance. This is unrelated to the Estate Management Scheme, and you may require additional consent before carrying out any works. It is recommended that you contact estatesteam@welhat.gov.uk to clarify the position.

Determined By:

Mr James Homer
5 October 2023