

**Chris Carter
Assistant Director (Planning)**

Reply To: address as below

Direct Tel: 01707357000

Email: planning@welhat.gov.uk

Mr Jonathan Read
Suite 1
21 Bancroft
Hitchin
SG5 1JW

3 September 2024

**TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT
PROCEDURE) (ENGLAND) ORDER 2015**

Dear Mr Read,

Application Reference: 6/2024/1335/COND

Proposed development at: 31A Howardsgate Welwyn Garden City AL8 6AP

Proposal: Submission of details pursuant to condition number 2 (Replacement Window Details) and 5 (Details of Bin Storage) on planning permission 6/2022/2632/FULL

Thank you for your application requesting approval of the above details reserved by condition.

Condition 2 states:

Prior to the installation of any replacement windows, drawings in both elevation and section (at an appropriate scale) shall be submitted to and approved in writing by the Local Planning Authority. The development must not be implemented other than in accordance with the approved drawings.

REASON: To ensure a satisfactory standard of development in the interests of visual amenity and the architectural character of the building is maintained, and that the character and appearance of the Conservation Area is preserved, in accordance with Policies D1 and D2 of the Welwyn Hatfield District Plan 2005 and the National Planning Policy Framework.

The property is located in the Welwyn Garden City Conservation Area. The building dates to c.1935 making it one of the earliest buildings laid out in the town centre of the Garden City. It is neo-Georgian in style and form which is typical of the Garden City vernacular. The windows appear to be timber sash windows and are potentially original. They make a positive contribution to the architectural interest of the

property. The appraisal notes that Number 31A Howardsgate is a key unlisted building. The building makes a positive contribution to the Conservation Area by virtue of its scale, form, appearance, rarity and derivation.

As part of the submission a window brochure by Masterframe and an “Authentic (2019) Cross Section” drawing have been received. The application has been assessed by the Council’s Conservation Advisor. They raise an objection to the proposed replacement windows.

The approved scheme ref: 6/2022/2632/FULL related to the conversion of the office space to residential flats, the Design and Access Statements noted ‘The proposals make very few changes to the external appearance of the building... A window on the north elevation is replaced with one of a different shape to accommodate the bathroom to flat 03.’ Limited external changes were proposed, and the proposal was considered to preserve the character and appearance of the Conservation Area.

This proposal seeks wholesale replacement of the timber sash windows to the front and side elevation. As noted above, the windows make a positive contribution to the architectural interest of the property. The loss of the windows would detract from the positive contribution the property makes to the significance of the Conservation Area. There is always a preference for repair over replacement. If the windows are beyond economical repair, then this should be demonstrated through a condition survey. No such survey has been received for review.

The proposed replacement windows are not acceptable from a conservation perspective. The proposed windows would be uPVC and have applied glazing bars. The replacement of traditionally made timber sash windows with modern windows of a non-traditional material and detailing would be inappropriate and unsympathetic, detracting from the architectural interest of Number 31A and the contribution it makes to the Conservation Area.

Regarding the requirement under condition 2, the replacement windows are not acceptable. Condition 2 is not agreed.

Condition 5

Condition 5 states:

Prior to first occupation of the development, details of the location, design and specification of the refuse bin and associated areas to serve the residential units shall be submitted to and approved in writing by the Local Planning Authority. Subsequently the refuse storage bins and areas shall be constructed, equipped and made available for use prior to first occupation and retained in that form thereafter.

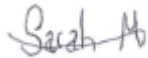
REASON: To ensure a satisfactory standard of refuse and recycling provision and to protect the residential amenity of adjoining and future occupiers in accordance with Policy D1 of the Welwyn Hatfield District Plan 2005 and the National Planning Policy Framework.

I can confirm that the submitted details are acceptable to satisfy the requirements of condition 5. In order to comply with the requirements of condition 5, the refuse storage bins and areas shall be constructed, equipped and made available for use prior to first occupation and retained in that form thereafter.

The application is, therefore, partially approved and partially refused.

Should you require any clarification regarding the contents of this letter, please do not hesitate in contacting me at s.madyausiku@welhat.gov.uk and I will be pleased to advise you further.

Yours sincerely,

A handwritten signature in black ink that reads "Sarah M". The signature is written in a cursive style.

Mrs Sarah Madyausiku
Development Management Officer