

DELEGATED FILE NOTE

CASE OFFICER: ...Andrew Hunter.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
24/02372/FP	Installation of replacement North wall and boiler house roof following demolition of existing.	St Marys Church Churchyard Hitchin Hertfordshire SG5 1HP

Submitted Plan Nos

Location Plan 2204/50-E Rev A 41609CVLS-02 2204/50-P Rev A

1.0 Policies

D1 Sustainable design

D3	Protecting living conditions
HE1	Designated heritage assets
SECN12	Achieving well-designed places
SECN16	Conserve + enhance historic environment
SP13	Historic environment
SP9	Design and Sustainability

2.0 **Relevant Site History**

- 2.1 05/01646/1 - Installation of 2 separate fixed roof ladders on north and south elevations – Approved 28/12/05.
- 2.2 03/00872/1 - Installation of fixed roof ladder (as amended by drawings No. 3090/04 received 23/10/03) – Refused 29/12/03.

3.0 **Representations**

- 3.1 **Conservation Officer** – It is considered that the proposal would neither harm the listed building's special character or harm the special character of the Hitchin Conservation Area, therefore satisfies the provisions of Sections 66(1) and 72(1) of the Planning (LB & CA) Act 1990 and will accord with Section 16 of the Framework and Policy HE1 of the North Hertfordshire Local Plan 2011 – 2031. The proposal is therefore **UNOBJECTIONABLE** in heritage terms.
- 3.2 **Historic England** - In this case we are not offering advice.
- 3.3 **Archaeologist** - The application states that the boiler room was constructed in the mid twentieth century and it appears any replacement walls and paths will be like for like. Should this be the case and provided no further ground excavations are proposed in new or extended areas then in this instance we have no comments to make.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

- 4.1.1 The site is a Grade I listed church in central Hitchin, and is in a Conservation Area. The church is within open grounds with development on most sides, with numerous listed buildings a short distance beyond the church grounds.

4.2 **Proposal**

- 4.2.1 The proposal is for a single storey side extension that will replace an existing side projection.

4.3 **Key Issues**

- 4.3.1 The key material considerations are design and heritage, and neighbour amenity.

Design and heritage

- 4.3.2 The application site is a Grade I listed building, which is a designated heritage asset of highest significance. Section 66 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that where considering whether to grant planning permission for development which affects a listed building or its setting special regard shall be had to the desirability of preserving the building or its setting or any features of special architectural interest which it possesses. The proposal therefore needs to be assessed as to whether it would harm its setting and significance.
- 4.3.3 The proposed works, on the basis of the comments from the Conservation Officer, are considered sympathetic to and in keeping with the special significance and character of the listed building. The part of the church to be demolished dates from the first half of the 20th Century and is much less significant than other parts of the church. The replacement projection will re-use existing parts of the wall, and its external flues will be smaller and less visible. It is not considered that the application harms the setting and significance of the designated heritage asset the subject of this application. The impacts of the proposal on the character and appearance of the building and its significance as a designated heritage asset are therefore considered acceptable.
- 4.3.4 The proposal will have similar to less impacts on the wider locality and significance of the Conservation Area than the existing projection. The proposal will not conflict with the Planning (Listed Buildings and Conservation Areas) Act 1990 S72 (1). The design and impacts on the heritage asset is therefore acceptable. The proposal complies with Policies D1, D2 and HE1 of the Local Plan, and Sections 12 and 16 of the NPPF.

Neighbour amenity

- 4.3.5 The extension will be small, have similar impacts to the existing, and in any case is not near any other properties. Impacts on amenity are considered acceptable. The proposal complies with Policy D3 of the Local Plan.

4.4 **Conclusion**

- 4.4.1 In the absence of material planning reasons to the contrary it is my view that planning permission is **GRANTED**.

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.

3. Following the removal of the section of wall above the steel beam and inspection of the wall below this, and before any further works are undertaken, written confirmation shall be given to the Local Planning Authority as to whether the remaining section of wall is to be repaired or rebuilt.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the grade I listed building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Policy HE1 of the Local Plan.

4. In the event that the wall is to be rebuilt, the existing carstone and flints shall be reused in the new build. Where lintel stones or other dressing stones are incapable of repair and are proposed to be replaced, these shall match the existing stones as closely as possible in colour, texture and detailing.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the grade I listed building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Policy HE1 of the Local Plan.

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.

Signed  Shaun Greaves Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 4 February 2025	