

CONSERVATION TEAM CONSULTATION APPLICATION RESPONSE

APPLICATION REF:	25/00694/LBC & 25/00695/FP
CASE OFFICER:	VW
APPLICATION SITE:	50 High Street, Baldock, Hertfordshire SG7 6BJ
DESCRIPTION OF WORKS:	Replace existing entrance door and erection of sign to existing hanging bracket.

RECOMMENDATION:

I raise **NO OBJECTION** on the basis that the proposal will satisfy the provisions of Sections 16(2) (LBC), 66(1) (FP) and 72(1) (both) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and the aims of Section 16 of the NPPF and Policy HE1 of the North Hertfordshire Local Plan 2011-2031.

SHORT SUMMARY:

Impact on listed building's special character and its setting

The proposal will have minimal impact upon the building's special character.

Impact on character and appearance of the conservation area –

Limited impact upon character and appearance of the Baldock Conservation Area (BCA).

Harm, preserve or enhance.

The proposal would not harm the building's special character or harm the character or appearance of the PCA.

SITE CONTEXT:

Nos.50 & 52 High Street, Baldock are together grade II listed and are located in the BCA. The building and the CA are Designated Heritage Assets for the purpose of applying the aims of Section 16 the National Planning Policy Framework (NPPF). The list entry can be found at the following link:

<https://historicengland.org.uk/listing/the-list/list-entry/1175530?section=official-list-entry>

DETAILED ANALYSIS AND CONSIDERATIONS:

The key heritage issues are to consider the impact of the proposal upon:

- The special character of the listed building and
- The character and appearance of the BCA.

The list entry refers to '**C19 and modern shop windows**'. The door at no.50 is a part-glazed type that is similar to a late C19 door type. Although the existing door glazing is acid-etched work (see note below) the glazing appears to be relatively modern and of limited interest.



Existing Door Condition



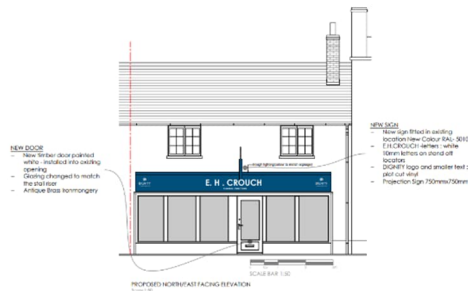
Note: Acid etched glass

Victorian acid-etched glass marked a brief yet memorable trend in British interior design in the late 19th century. Starting around 1870, this glass style featured delicate, etched patterns, often floral or geometric. These designs quickly became a hallmark of Victorian décor before falling out of fashion near the century's end. Despite its short popularity, acid-etched glass left a lasting impact on period aesthetics and is still admired by collectors and historians for its elegance.

The submitted Planning Heritage Statement says:

The property's features, including its entrance door and hanging signage bracket, are typical of its period and contribute to its overall heritage significance. The proposed works seek to retain and respect this significance while improving the building's functionality and appearance.

Although more contemporary in appearance, the proposed door incorporates a short solid panel to match the height of the plinth/stall riser and is unobjectionable. The signage colour and font type are also considered respectful of the host building's special character.



HERITAGE POLICY ASSESSMENT:

Planning (Listed Building and Conservation Areas) Act 1990:

Sections 16(2) – LBC only, 66(1) – FP only and 72(1) – LBC and FPH

North Hertfordshire Local Plan 2011-2031:

Policy HE1

NPPF (December 2024):

The following paragraphs are relevant:

- **135 c)** (sympathetic to local character and history, including the surrounding built environment),
- **207** (local planning authorities should require an applicant to describe the

significance of any heritage assets affected, including any contribution made by their setting)

- **210** (*desirability of new development making a positive contribution to local character and distinctiveness*),
- **212** (*great weight should be given to the asset's conservation*),
- **213** (*clear and convincing justification*), and
- **215** (*harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use*).

CONCLUSION:

The alterations are relatively minor and after considering the significance or otherwise of the existing door to be removed, I conclude that the proposal is acceptable.

OFFICER: Mark Simmons

DATE: 23/07/2025