

DELEGATED FILE NOTE

CASE OFFICER: ...Thomas Howe.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
26/00117/FPH	Installation of safety railings on either side of front steps	67 High Street Whitwell Hitchin Hertfordshire SG4 8AH

Submitted Plan Nos

001 Existing elevations 08 06 _ 07

1.0 Policies

D1	Sustainable design
D2	House exts, replcmnt dwellings outbuild
D3	Protecting living conditions
HE1	Designated heritage assets
T2	Parking
SECN12	Achieving well-designed places
SECN14	Meeting climate change,coastal,flooding
SECN16	Conserve + enhance historic environment

2.0 **Site History**

2.1 26/00863/LBC - Installation of safety railings on either side of front steps – Pending

2.2 Various applications for alterations to the building and for its conversion from a Public House into residential use.

3.0 **Representations**

3.1 **Neighbour Representations** – None received.

3.2 **Conservation Officer** – No Objection. Considers work to be out of keeping with the locality, but due to its reversible nature it is acceptable. No harm to the significance of the building is considered to arise owing to the traditional nature, appropriate materials of construction and the reversible nature of the works.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

- 4.1.1 The application site comprises No. 67 High Street, Whitwell. The site comprises a former public house, now in residential use. The building is within the Whitwell Conservation Area, and is Grade II Listed. Its list entry reads as follows:

Public house. C18 or earlier origin, recorded as the Queen's Head in 1774, altered C19. Red brick possibly encasing a timber frame. Front roughcast with applied half-timbering to 1st floor; steep old red tile roof, main part hipped. A long 2-storeys and cellar building set back from the road facing N. Lower 2-storeys wing at E. E bay of main range has lower ground floor and 1st floor levels concealed by uniform roof. N front has central entrance up 4 steps with gabled trellis porch. 4 windows to ground floor. 3-lights small-pane casements but 2-light lower window to E bay, with a similar window over under the eaves. 2 gabled dormers on front eaves light the 1st floor. E wing has small 2-lights small-panes flush casement window to 1st floor and half-glazed 5 panels door. Cellar flap under W window of front. Interior has axial chamfered beams, large rearwall chimneys to 2 bays to E of door. Included for group value.

4.2 **Proposal**

- 4.2.1 Planning Permission is sought for:

Installation of safety railings on either side of front steps

4.3 **Key Issues**

- 4.3.1 The key issues for consideration are as follows:

- The acceptability of the design of the proposed development and its resultant impact on the character and appearance of the area and the significance of the heritage assets.
- The impact that the proposed development would have on the living conditions of neighbouring properties.
- The impact that the proposed development would have on car parking provision in the area.
- The impact that the proposed development would have on the environment.

Design and Appearance:

- 4.3.2 Policy D1 of the Local Plan states that development will be granted provided the design of the development appropriately and positively responds to the site's local context together with other criteria to encourage a positive and sustainable form of development. Policy D2 of the Local Plan requires alterations to houses to incorporate design that is sympathetic to the main dwelling in terms of its scale, form and orientation and does not harm the character and appearance of the locality around the site. These policies are

broadly consistent with Section 12 of the National Planning Policy Framework. Policy HE1 emphasises how permission will be refused where proposals would cause substantial harm or a loss of significance to a Heritage Asset, in this case, the Conservation Area, and permission should be refused unless it can be demonstrated that the proposal is necessary to deliver considerable public benefits to outweigh this harm or loss. Policy SP13 emphasises how great weight will be given to the potential harms to the significance of heritage assets, seeking their conservation and management of their setting. This policy is broadly consistent with Section 16 of the National Planning Policy Framework. Section 72 of the Planning (Listed Building and Conservation Areas) act 1990 emphasises that development should seek to the preservation or enhancement of the Conservation Area.

- 4.3.3 The introduction of the railings is considered to be a minor addition to these steps, and would modestly alter the appearance of the building. Their tradition construction, location and appearance are considered to be sympathetic to the surrounding area. It is noted that the Conservation Officer has not objected to the development and based on site observations, it is concluded that harm to the significance of this heritage asset and the surrounding Conservation Area are not unacceptable.
- 4.3.4 The proposed development is therefore considered to be in compliance with Policies D1 and D2 of the Local Plan and the core principles set out within Section 12 of the National Planning Policy Framework. The potential impacts to the surrounding Conservation Area are considered to be acceptable, and the significance of this heritage asset will not be unacceptably harmed. Policies HE1 and SP13 of the Local Plan 2011-2031 and Section 16 of the NPPF are considered to be complied with. The development is considered to comply with Section 72 of the Planning (Listed Building and Conservation Areas) act 1990. The design and appearance are therefore acceptable.

Impact on Neighbouring Properties:

- 4.3.5 Policy D3 of the Local Plan permits development that does not result in unacceptable harm to the amenity of neighbouring occupiers and where necessary encourages the use of mitigation measures to reduce these impacts. This is generally reflected by the provisions within the National Planning Policy Framework.
- 4.3.6 The railings are not considered to overshadow neighbouring occupiers, and would not allow for unacceptable losses of privacy for these neighbours to the site. No neighbour objections were received.
- 4.3.7 Given the above, it is considered that the proposed development would result in no unacceptable detrimental impact upon neighbouring occupiers and is therefore compliant with Policy D3 of the local plan and the aims of the National Planning Policy Framework.

Highways and Parking:

- 4.3.8 The proposed development would be served by a minimum of two parking spaces that are off-street, therefore impacts to parking provision locally would not be harmful.

Environmental Implications:

- 4.3.9 The proposed development, by virtue of its limited scale in general terms together with the sustainable location would have no significant implications for the local environment in terms of carbon emissions and therefore would be generally in compliance with Section 14 of the NPPF.

Biodiversity Net Gain:

- 4.3.10 This is a householder application which is exempt from BNG Legislation defined under article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015.

4.4 **Conclusion**

- 4.4.1 The proposed development is considered acceptable and is considered to comply with the necessary provisions of the Local Plan policies and the National Planning Policy Framework. Grant conditional permission.

4.5 **Alternative Options**

- 4.5.1 None applicable.

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.

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  Anne McDonald	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 19 May 2026	