

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
26/00863/LBC	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

HE1 Designated heritage assets

SECN16 Conserve + enhance historic environment

2.0 **Site History**

2.1 26/00117/FPH - 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 **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 Listed Building Consent 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 the impact the development has on the character and appearance on the grade II listed building and the Conservation Area.
- 4.3.2 The Conservation officer advised no objection to the development. The Conservation officer considers that the works do not significantly detract or impact on the listed building to merit an objection. The Conservation officer raises no objections to the introduction of stud walls and other internal alterations.
- 4.3.3 The impacts of the proposal on the character and appearance of the building and its significance as a designated heritage asset are considered acceptable.

4.4 **Conclusion**

- 4.4.1 The proposals are acceptable in listed building terms.

4.5 **Alternative Options**

- 4.5.1 None applicable.

5.0 **Recommendation**

- 5.1 That Listed Building Consent be **GRANTED** subject to the following conditions:

1. The work to which this consent relates shall be begun by not later than the expiration of the period of 3 years from the date of this notice.

Reason: To comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

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