Planning, Design & Access Statement

Amendment to Listed Building Consent Application Ref 17/01154/1LB

73 Tilehouse Street,
Hitchin, Herts SG5 2DY

Prepared by
EHW Ltd | Chartered Architects & Designers

On behalf of
Mr Peter Thake

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1.0 Introduction

1.1 This statement is put forward in support of an amended Listed Building Consent for the general refurbishment of 73 Tilehouse Street, Hitchin.

1.2 The property is a private residential property.

1.3 The property is located within the Conservation Area of Hitchin.

1.4 This statement has been written to formalise the amendments to the approved current Listed Building Consent Ref 17/01154/1LB.

2.0 Design Amendments

2.1 The existing residential use will be maintained.

2.2 First floor rear garden facing windows to be reduced in number and made symmetrical in configuration.

2.5 Basement window to match configuration of no. 72.

3.0 Conclusion

3.1 It is felt that the proposed extension is proportionate to the existing property and has been designed to be in keeping with the external appearance of the main house and properties in the locality.

3.2 The proposal is created of proportions and scale sympathetic to the site and context and would therefore have no adverse impact on the character and appearance of the Hitchin Conservation Area.

3.3 In light of the above it is considered that the scheme is viable and accords with relevant policies and standards set both locally and nationally. Therefore, we consider that this development should be supported and endorsed by grant of Listed Building Consent.