

Design & Access / Planning Statement

Kingdom Hall of Jehovah's Witnesses
108 Grove Road
Hitchin
SG5 1SQ



Refurbishment of Existing Place of Worship, comprising installation of new air conditioning condensers, replacement louvre, replacement of timber cladding with cement board and new grille for WC extract

Location

Easting/Northing location: 518983/230200

[108 Grove Rd - Google Maps](#) (accessed 10/03/25)

This purpose-built Place of Worship was erected in Hitchin town centre, north of the A505. The Kingdom Hall is more than 600m away from the nearest conservation areas: Bancroft North and Bancroft Recreation Ground and Benslow Lane, Trevor Road and part of Radcliffe Road and Verulam Road (marked 1 and 6 on the Conservation Map of the North Herts authority respectively, which are unfortunately not to scale). These are approximately 627m to the south west and 669m to the south east of the Kingdom Hall. However, we do note that Ransoms Recreation Ground, which is adjacent to the eastern boundary of the site, is a conservation area and we have made reference to this in our accompanying Noise Impact Statement and Heritage Statement.

[Hitchin Map 2 - Character Area North Herts](#) (accessed 10/03/2025)

Previous Planning History

93/00629/1

[93/00629/1 | Single storey detached building to provide place of worship with parking for 40 vehicles, new vehicular and pedestrian access \(as amended by plans received 28.07.93\) | Land Adj The Scout Hut Grove Road Hitchin SG4 \(north-herts.gov.uk\)](#)

(accessed 10/03/25)

Policy

In addition to the NPPF (December 2024), the following policies from the **North Hertfordshire Local Plan 2011-2031** have been considered:

- SP 1 Sustainable Development
- SP 9 Design
- SP13 Historic Environment
- HE1 Conservation Areas (Ransom's Recreation Ground)

- SP3 (ETC1) Employment Areas

[North Herts Local Plan 2011-2031](#) | [North Herts Council](#)

Proposal

Installation of six new AC condensers, screened by existing hedgerow (see HIT-P-201, proposed west elevation)

Replacement louvre (see HIT-P-200, proposed north elevation)

Replacement of timber cladding with Cedral fibre cement board in slate grey (see HIT-P-200, proposed north and south elevations)

New grille for WC extract, in black (see HIT-P-200, proposed north elevation)

Conclusion

This proposal is entirely in accord with National and Local Plan policies, as listed above. The building lies within Flood Zone 3. However, none of the alterations, including the installation of air conditioning units (which will be wall mounted), will be impacted by or exacerbate flooding (please see separate FRA). It will also facilitate refurbishment of the internal space, which will in turn provide a well-ventilated and comfortable meeting hall for future users.