

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
24/02569/LBC	Insertion of fire escape door to north east elevation following removal of existing window. Internal alterations.	Vintage Court Hitchin Street Baldock Hertfordshire SG7 6AQ
<u>Submitted Plan Nos</u>		
BGU 001 BGU 100 BGU 200 BGU 210		
1.0 <u>Policies</u>		
HE1	Designated heritage assets	
SECN16	Conserve + enhance historic environment	
2.0 <u>Site History</u>		
2.1	24/02568/FP - Insertion of fire escape door to north east elevation following removal of existing window – Pending.	

3.0 **Representations**

3.1 **Conservation Officer –**

Objection on 18 December 2024:

“The proposal would result in less than substantial harm to the significance of the listed building. It would be beneficial to understand if any alternatives that did not result in harm to historic fabric and layouts have been considered. Planning Officers should weigh the less than substantial harm against the public benefits including optimum viable use.”

No Objection on 25 February 2025:

“The initial conservation response raised concerns regarding loss of original fabric, material alteration to the external appearance of the property and lack of information about alternative options.

Further information has been submitted comprising historic floor plans and evidence of previous alterations to the external façade. In addition, information on alternative options has been submitted and it is considered that they would have a greater impact than the initial proposal.”

Recommends condition relating to opening up works pre-commencement.

3.2 **Neighbours: N/A**

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The application site comprises Vintage Court, a Grade II Listed off Hitchin Street, Baldock. The list entry for the property reads as follows:

“2. Late C18 red brick front to C16 or C17 house. Steeply pitched tiled roof behind parapet and cornice of dentil and moulded brickwork. 2 storeys, slight central projection with ground floor glazed door in fielded panelled reveal, surround of Doric pilasters, entablature and pediment. 2 wide Neo-Georgian shop windows either side. First floor 1:1:1 8asfi windows with glazing bars in reveals under flat arches. Narrow wing on left has exposed timber framework, ground floor carriageway, first floor oversailing on exposed corbels, with plaster infilling between closely spaced posts and flush 2 light lattice casement window. Steeply pitched old tiled roof with carved cornice. Gates of carriageway carved at top with initials S (for surname of owner) D E (for Christian names of owner and wife) and date 1632. RCHM p46.

Nos 1, 1B 3, 5, 7, 17, 19, 23, to 31, (odd), 31A, 33, 33A, 35 and 43 to 57 (odd) form a group.”

4.2 **Proposal**

4.2.1 Listed Building Consent is sought for the insertion of a fire escape door to the northeast elevation following the removal of an existing window and for internal alterations.

4.3 **Key Issues**

- 4.3.1 The key issues for consideration are the impact the proposed development would have on the character and appearance on the grade II listed building and the Baldock Conservation Area.
- 4.3.2 The Conservation consultant, has, following receipt of further information advised no objection to the proposed development. The Conservation officer considers that the proposed works would not significantly detract or impact on the listed building to merit an objection. A condition has been recommended, pertaining to the checking of the structure for timber beams and other fabric that would be of conservation significance. I consider that this is suitable for the development.
- 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.

- 2. Prior to the commencement of significant construction works, exploratory opening up works should be undertaken, and if any timber-framing is discovered that would be impacted by the proposal, works should cease and the local planning authority be notified in writing.

Reason: In the interest of mitigating harm to the significance of this heritage asset, and to comply with Policy HE1 of the Local Plan and Section 16 of the NPPF.

- 3. Details and/or samples of materials to be used for the works, hereby granted consent,

shall be submitted to and agreed, in writing, by the Local Planning Authority before any works are commenced.

Reason: To safeguard the character and appearance of the listed building to which this consent relates and to comply with Policies SP13 and HE1 of the North Hertfordshire Local Plan 2011 to 2031.

Signed  Anne McDonald	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 26 March 2025	