

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
24/02568/FP	Insertion of fire escape door to north east elevation following removal of existing window. Internal alterations.	Vintage Court Hitchin Street Baldock Hertfordshire SG7 6AQ

Submitted Plan Nos

BGU 001 BGU 100 BGU 200 BGU 210

1.0 Policies

D1	Sustainable design
D2	House exts, replcmnt dwellings outbuild
D3	Protecting living conditions

HE1	Designated heritage assets
SECN12	Achieving well-designed places
SECN16	Conserve + enhance historic environment

2.0 **Site History**

- 2.1 24/02569/LBC- Insertion of fire escape door to northeast elevation following removal of existing window. Internal alterations. – 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:** None received.

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 and within the Baldock Conservation Area. 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 Insertion of fire escape door to northeast elevation following removal of existing window. Internal alterations are proposed under a pending Listed Building Consent application.

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.
- The suitability of the development in relation to heritage assets within the site and the surrounding area.
- 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 and Impact Upon Heritage Assets:

- 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 extensions to houses and the erection or replacement of buildings 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.
- 4.3.3 The application site comprises a Grade II Listed Building and is within the Baldock Conservation Area. Development would be limited to an elevation facing into the shared courtyard/parking area. Public views from Hitchin Street would be limited, due to this, though users of this shared space would view the proposed external alterations. The Conservation Consultant has registered a no objection to the proposed development in

terms of its impacts to the significance and setting of this heritage asset, and given the limited nature of the works together with the rationale given by the applicant, the proposed works are considered to be acceptable. Subject to the implementation of conditions attached to 24/02569/LBC, I consider that the development would hold a suitable relationship with the listed building and conservation area.

- 4.3.4 The proposed development is therefore considered to be in compliance with Policies HE1, D1 and D2 of the Local Plan and the core principles set out within Sections 12 and 16 of the National Planning Policy Framework. 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 proposed development would not significantly enlarge the built envelope of the structure, and is therefore not considered to occasion harm by reason of a loss of light or from dominance. Outlook from the dwelling would be partially enlarged, however, given its ground floor level and siting, I do not consider that privacy would be harmed by the development.
- 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.

Other Matters:

- 4.3.11 It is noted that the applicant has been asked to clarify if a change of use would occur. The submitted heritage statement and emails have clarified that the works are required

to provide a clear divide between existing residential accommodation, and the retail unit to the front, as required by Building Regulations.

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: 26 March 2025	