

HERITAGE STATEMENT

**Flats 1-6 Coach Yard, 2 Hitchin Street,
Baldock, Hertfordshire SG7 6AE**



**Replacement windows to first floor of front elevation
and ground floor of side elevation (retrospective)**

January 2025





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1. Introduction

- 1.1 This Heritage Statement has been prepared by INTOUCH PLANNING LTD, on behalf of the applicant, to support an application for retrospective listed building consent for replacement windows to this overall building of six flats. The site address is Flats 1-6 Coach Yard, 2 Hitchin Street, Baldock, Hertfordshire SG7 6AE.
- 1.2 The Statement provides an assessment of the planning policy framework relevant to the proposal, as well as other relevant material considerations and explains the design process and principles based on a contextual understanding of the site and the locality.

2. Site description

- 2.1 The application site comprises the rearmost part of the former George and Dragon public house, which is now in use as The George Hotel, with this rear part developed many years ago into six flats. This is a grade II listed building and the site is located within the Baldock Conservation Area.
- 2.2 The following image shows the front elevation of the building at Figure 1.





Figure 1 – The whole front elevation of Flats 1-6 Coach Yard

3. Planning history

- 3.1 The relevant planning history for the site is as follows:
- 3.2 Part of The Former George And Dragon Hotel, Hitchin Street, Baldock SG7 6AE - Conversion of part of former restaurant building into 6 dwellings (as a variation of ref no 01/1678/1 granted on 29/10/2002) – Permission granted and implemented.
- 3.3 The 6 dwellings as flats have been formed for some 20 years.



4. The proposal

- 4.1 The application seeks retrospective listed building consent for the previous replacement of 7 windows to the front elevation at first floor, together with 2 windows to the side elevation at ground floor. These were periodically replaced as and when required due to their beyond repair condition.
- 4.2 The Coach Mews management company have maintained the windows as far as possible for each window with regular painting to prolong their life, but have then needed to be replaced once beyond viable repair.
- 4.3 The head of the management company was unfortunately advised several years ago that as long as the windows were replaced like for like for design, then no consents were required. The windows are identified in the following images. The first photograph is of the front elevation. The 7 windows replaced are at first floor (referred to as Nos. 1-7, from left to right). The next image is of a focused photograph of window No. 7.



Figure 2 – First floor windows to front elevation





Figure 3 – Photograph of Window 7 - First floor window

- 4.4 The next photograph is of the side elevation, where the 2 black framed windows were replaced, but only for their casements and not the actual frames.



Figure 4 – Ground floor windows to side elevation



5. Relevant planning policy

- 5.1 North Herts District Council Local Plan 2011 – 2031
Policy HE1 – Heritage assets
- 5.2 National Planning Policy Framework (NPPF)
Section 16. Conserving and enhancing the historic environment

6. Heritage Statement

- 6.1 The following section addresses the impact upon the heritage assets of the scheme. In this case these are the host listed building, nearby listed buildings and the Baldock Conservation Area, all being designated Heritage Assets. The list entry (dated 15.08.1974) reads as follows:

"THE OLD GEORGE AND DRAGON HOTEL

Early C19 front of red brick with slightly projecting 5 storey centre, 2 storey wings. Hipped tiled roof. 1:3:1 sash windows with glazing bars in reveals under flat arches, ground floor arched panels to 3 central windows, Dummy window in centre of each floor. Roof parapets, brick modillion cornice above 2nd floor. Modern wing on left.

Nos 2 to 16 (even) form a group".

- 6.2 In regard to policy context, the NPPF sets out the Government's most up to date planning policy for conserving and enhancing the historic environment, along with Local Plan Policy HE1. The impacts upon the heritage assets are discussed below.

Impact upon significance of the host listed building

- 6.3 The significance of the host listed building is that it is part of the former George and Dragon Hotel. The older part is what is now The George Hotel, including



separate commercial unit to part ground floor. The stated 'modern wing on left' in the listing description, is the subject part of the building, which is now Flats 1-6 Coach Yard.



- 6.4 The casement windows have been replaced gradually over the last 4 year period, as and when needed from deteriorated condition. They have been maintained for many years, but were past viable repair at the time of replacement. The multi panes are the same as the original design, with no change to the window details or proportions, or brickwork openings.
- 6.5 It is considered the replacement windows have preserved the significance and special character of this listed building. The windows were failing in their function, whereby the long centre window could not be opened at all, as it would have fallen due to rotten timber frames.
- 6.6 The remaining original windows to the right hand side of the front elevation, are still in reasonable condition and are not subject of this application. All the windows are regularly painted and will be maintained as such. The windows have not harmed any features of significance or character of the listed building.

Impact upon the Baldock Conservation Area and nearby listed buildings

- 6.7 In this regard, due to there being no discernible difference between the previous and current windows at this first floor level, the works are considered to have preserved the character and appearance of the Baldock Conservation Area.
- 6.8 Nearby listed buildings include Butterfield House - grade II* listed and located to the west of the building, the Tomb of William Clarkson – grade II listed located in the Churchyard behind the building, together with Church of St Mary – grade I listed, then opposite are Nos. 1 to 7 Hitchin Street – all grade II



listed. These are shown below as the nearby buildings with blue markers, from the Historic England web site.



**Figure 5 – Historic England map of 'Coach Yard 1 to 6',
with nearby listed buildings**

- 6.9 The sensitive replacement of the windows has caused no harm to the significance or setting of any nearby listed buildings. The scheme is therefore considered to satisfy the provisions of Sections 16(1), 66(1) and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and, Policy HE1 of the North Hertfordshire Local Plan 2011 - 2031, along with the aims of Section 16 of the NPPF.

