

CONSERVATION TEAM CONSULTATION APPLICATION RESPONSE

APPLICATION REF:	26/00135/FPH
CASE OFFICER:	Will Thompson
APPLICATION SITE:	13 Tilehouse Street Hitchin Hertfordshire SG5 2DU
DESCRIPTION OF WORKS:	Alterations to attached outhouse, Loggia. Replacement of existing garden paving incorporating drainage upgrades/soak away. Boundary treatment to garden walling. Alterations to soft and hard landscaping. Rebuild of existing bin store. External seat base.

RECOMMENDATION:

As per written pre application advice given ref 25/02364/PREH there is **NO OBJECTION**. The scheme will satisfy the provisions of Sections 16(2) (LBC) and /or 66(1) (FP/FPH) and/or 72(1) (both) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and the aims of Section 16 of the NPPF and Policy HE1 of the North Hertfordshire Local Plan 2011-2031.

SUGGESTED CONDITIONS:

Details 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.

SHORT SUMMARY:

Impact on listed building's special character –

The proposal will a listed building and the link to list entry is copied below:

[13, TILEHOUSE STREET, Non Civil Parish - 1296080 | Historic England](#)

It is located with the Hitchin Conservation Area within Character Area 2c. where the positive features have been identified as

Survival of medieval (or earlier) street layout and burgage plots, with long, thin gardens or courts behind the frontage buildings

Domestic scale of most of the historic buildings, apart from around the Market Place

Please refer to this document. [Hitchin CA Character Statement 26-07-11.indd](#)

The proposed garden works are considered to be acceptable given the existing garden layout and landscaping treatment. The proposal does not see the loss of garden area from the submission details, and this welcomed. It would appear that the main alteration would be the choice of paving materials and new planting areas.

I would suggest that the choice of new paving materials considers sustainable drainage, and a natural choice is made and reflect the character of the listed property.

The proposed works to the loggia are not of concern as they are internal and will not have an impact on the significance of the listed building not character and appearance of the conservation area.

Impact on character and appearance of the conservation area – These are considered to be negligible as the majority of the works is to take place to the rear.

Impact on setting of heritage assets and how this affects significance – Please see comments above.

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Site Context:

Located within the Hitchin Conservation Area.

[Hitchin CA Character Statement 26-07-11.indd](#)

DETAILED ANALYSIS AND CONSIDERATIONS:

[Please see summary section above.](#)

HERITAGE POLICY ASSESSMENT:

Planning (Listed Building and Conservation Areas) Act 1990:

North Hertfordshire Local Plan 2011-2031:

NPPF (December 2024):

The Local Plan and NPPF

North Hertfordshire Local Plan 2011-2031 and the policies contained within it i.e., Policy HE1. The plan was adopted November 2022.

The relevant paragraph numbers at Section 16 of the July 2021 version of the NPPF have been changed as follows:

197. In determining applications, local planning authorities should take account of:

a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;

b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and

c) the desirability of new development making a positive contribution to local character and distinctiveness.

199. When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

200. Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification.....

202. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

206. Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.

The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning Note 3 (Second Edition) – December 2017

At para 14 under the sub-heading 'Landscape Assessment and Amenity' it states that "Analysis of setting is different from landscape assessment. While landscapes include everything within them, the entirety of very extensive settings may not contribute equally to the significance of a heritage asset, if at all. **Careful analysis is therefore required to assess whether one heritage asset at a considerable distance from another, though intervisible with it – a church spire, for instance – is a major component of the setting, rather than just an incidental element within the wider landscape.**"

At para 17 it states (my emphasis in bold): "All heritage assets have significance, some of which have particular significance and are designated. The contribution made by their setting to their significance also varies. **Although many settings may be enhanced by development, not all settings have the same capacity to accommodate change without harm to the significance of the heritage asset or the ability to appreciate it.** This capacity may vary between designated assets of the same grade or of the same type or according to the nature of the change. It can also depend on the location of the asset: an elevated or overlooked location; a riverbank, coastal or island location; or a location within an extensive tract of flat land may increase the sensitivity of the setting (i.e. the capacity of the setting to accommodate change without harm to the heritage asset's significance) or of views of the asset. This requires the implications of development affecting the setting of heritage assets to be considered on a case-by-case basis."

Relevant National Guidance i.e. Historic England:
Other relevant documents (Please specify):

CONCLUSION:

[Please see summary section above.](#)

OFFICER: Tricia Craggs

DATE: 9.3.2026