

HERITAGE STATEMENT

Flat 6 Coach Yard, 2 Hitchin Street,
Baldock, Hertfordshire SG7 6AE



Insertion of two windows to first floor of side elevation

June 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 insertion of two windows to the side elevation, to serve Flat 6 of the overall building containing six flats. The site address is Flat 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 Flat 6 of the overall building, which is located on Hitchin Street. The building is 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.

3. Planning history

- 3.1 The relevant planning history for the site is as follows:
- 3.2 25/00173/LBC - Retention of replacement windows to first floor of front elevation and ground floor of side elevation – Split decision, 3 windows approved, 4 windows refused.
- 3.3 The 6 dwellings as flats have been formed for some 20 years.



4. The proposal



- 4.1 The application seeks planning permission and listed building consent for the insertion of two windows to the left side elevation at first floor level. The windows would each measure 1m x 1m, as timber casement windows.
- 4.2 The windows are required to provide much needed natural light into the main living area and kitchen of this two bedroom flat dwelling. The room is currently poorly lit, due to the only window being one facing the inner courtyard. The room is therefore having to be lit mainly by artificial lighting.
- 4.3 The following images are of the proposed window for its sizing and design, with photograph of the two black framed windows to the side elevation. The new windows would match in jet black colour and general arrangement.

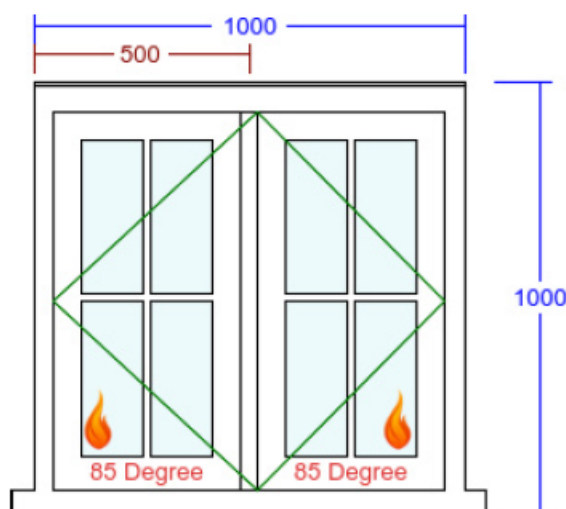


Figure 1 – Proposed window size and design





Figure 2 – 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".

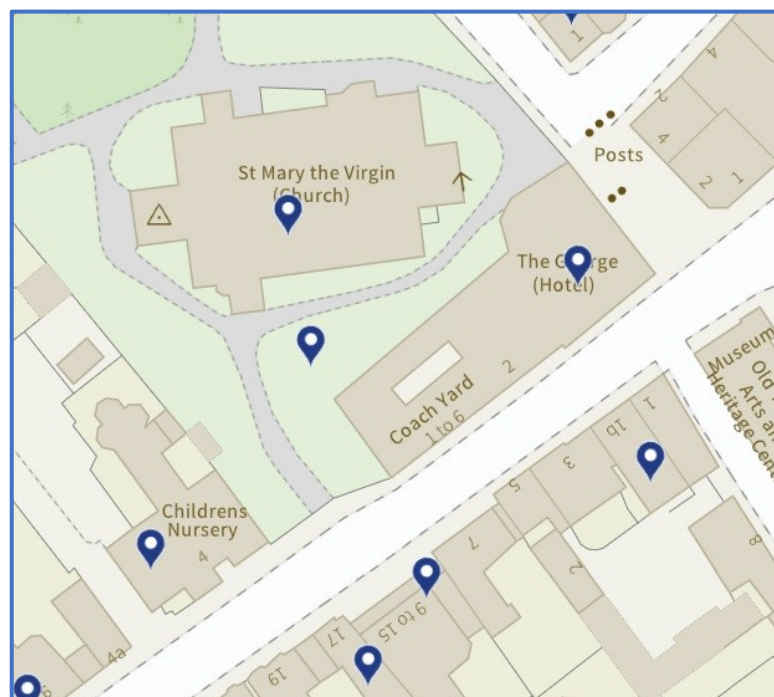
- 6.2 In regard to policy context, the NPPF sets out the Government's most up to date planning policy for conserving and enhancing the historic environment, along with Local Plan Policy HE1. The impacts upon the heritage assets are discussed below.

Impact upon significance of the host listed building, Conservation Area and other listed buildings

- 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 timber casement windows proposed are to closely match those of the front elevation at first floor level. These were recently considered acceptable on a retrospective application for their retention. Four windows were refused for their retention and these are to be shortly applied for to change to the acceptable joinery version (which was windows 5, 6 and 7 of that recent application).
- 6.5 It is considered the new windows would preserve the significance and special character of this listed building and, would preserve the character and appearance of the Baldock Conservation Area.



- 6.6 The windows would be slightly larger in proportions than the very small windows at ground floor, which were also recently approved for their retention. They would however be matching in proportions to the first floor front elevation windows.
- 6.7 In regard to the impact upon other listed buildings, nearby listed buildings include Butterfield House - grade II* listed and is located to the west of the building, the Tomb of William Clarkson – grade II listed is 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 3 – Historic England map of 'Coach Yard 1 to 6',
with nearby listed buildings**

- 6.8 The two new windows would cause no harm to the significance or setting of any of these listed buildings or listed features. 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.

