

DELEGATED FILE NOTE

CASE OFFICER: ...Tricia Craggs.....

**APPLICATION
REFERENCE**

**BRIEF DESCRIPTION OF
DEVELOPMENT**

APPLICATION SITE

24/01831/LBC

Internal alterations and replacement of
new stairs to the cellar.

9 Bucklersbury
Hitchin
Hertfordshire
SG5 1BB

Submitted Plan Nos

1.0 Policies

HE1

Designated heritage assets

SECN16

Conserve + enhance historic environment

2.0 **Site History**

2.1 Although not the most recent planning history the following is most relevant:

12/02098/1LB - Widening of existing internal ground floor opening between entrance waiting area and main dining area

05/00108/1LB - Internal alterations including removal of part of internal wall (in accordance with amended drawing received on 4th March 2005)

3.0 **Policies**

3.1 Section 16: Conserving and enhancing the historic environment of the National Planning Policy Framework (July 2021). Relevant paragraph numbers at Section 16 are as follows: 197, 199, 200 and 202.

Policy HE1 of the North Hertfordshire Local Plan 2011-2031.

4.0 **Representations**

4.1 **Press & site notices** – No comments received.

5.0 **Planning Considerations**

5.1 **Site and Surroundings**

5.1.1 The site is located in Hitchin Conservation Area (HCA).

5.1.2 ***BUCKLESBURY (East Side) Nos 7 & 8 TL 1828 NW 2/219 II GV 2. Early C19. Red brick, Welsh slated roof with wide eaves. 3 storeys, 3 sash windows with glazing bars in reveals under flat arches. Modern shop windows of inoffensive design. Included for group value. Nos 7 to 13 (consec) form a group. Listing NGR: TL1836228985***

BUCKLESBURY (East Side) was 9 to 12 (consec) TL 1828 NW 2/220 II GV 2. 1845 on rainwaterhead. Yellow brick, Welsh slated roof behind parapet. 3 storeys, moulded brick cornice. Slight central projection, 2:3:2 sash windows with glazing bars in reveals under flat arches. Modern shop windows. Nos 7 to 13 (consec) form a group. Listing NGR: TL1836628969

5.2 **Proposal**

5.2.1 The application is described as:

Internal alterations and replacement of new stairs to the cellar.

5.3 **Key Issues**

- 5.3.1 The main issue is to consider the impact of the works on the special character of the listed building and upon the Hitchin Conservation Area (HCA).

Impact on the listed building and Hitchin Conservation Area

- 5.3.2 The proposed removal of modern timber stud and plastered board wall is supported as this is non historic fabric and of minimal significance.
- 5.3.3 The proposed new stairs are in their original location but will be upgraded to meet current building regulations. There is no objection to this work as the original opening and floor plan is maintained and there is no loss of historic fabric of significance.
- 5.3.4 There is no impact on Hitchin Conservation Area as changes are internal.

5.4 Alternative Options

- 5.4.1 None.

5.5 Pre-Commencement Conditions

- 5.5.1 None applicable.

5.6 Conclusion

- 5.6.1 It is considered that the proposal will not occasion harm to the listed building's special character or harm the character or appearance of the Hitchin Conservation Area. The proposal, thereby, satisfies the provisions of Sections 16(2) and 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, the aims of Section 16 of the NPPF and the aims of Policy HE1 of the North Hertfordshire Local Plan 2011-2031.

6.0 Recommendation

- 6.1 I recommend that listed building consent be **GRANTED**.

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. 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  Sam Dicocco Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 10 December 2024	