

North Hertfordshire District Council

Building Conservation comments

File Ref: 24/02424/FPH & 24/02425/LBC

Date: 18/02/2025

Planning Officer: AH

Address: 72 Tilehouse Street, Hitchin, Hertfordshire, SG5 2DY

Subject: See below

- **24/02424/FPH** - Replacement roof including rooflight above existing wc/utility room, refurbishment of rear dormer window, replacement of existing rear conservatory roof, replace cowl to chimney. Alterations to fenestration (renewal of previously approved planning permission 20/01231/FPH granted 26.11.2020)
- **24/02425/LBC** - Alterations to basement and access staircase. Replacement roof including rooflight above existing wc/utility room, refurbishment of rear dormer window, replacement of existing rear conservatory roof, replace cowl to chimney. Internal and external alterations (renewal of previously approved listed building consent 20/01232/LBC granted 26.11.2020).

1.0 Recommendation

- 1.1 Considering that I raised no objection to appn ref: 20/01232/LBC as amended by plans received 04/11/20 and that these applications are essentially a renewal of that previously approved scheme (permission and consent lapsed on 26.11.2023) it is considered that the scheme will not harm the listed building's special character or harm the character or appearance of the Hitchin Conservation Area. I, therefore, raise **NO OBJECTION** on the basis that the proposal will satisfy the provisions of Sections 16(2) (LBC only), 66(1) (FPH only) and 72(1) (both) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and will satisfy the aims of Section 16 of the NPPF and Policy HE1 of the North Hertfordshire Local Plan 2011 - 2031.

2.0 Context

- 2.1 Nos.70-75 Tilehouse Street, Hitchin are grade II listed and located within the Hitchin Conservation Area. The list entry reads as follows:

Mid C18 range of small 2 storey houses in chequered red and blue grey bricks. Steeply pitched tiled roof with light moulded wooden eaves. 5 sash windows in flush frames. Simple doors, mostly inserted later.

Nos 70 to 75 (consec), Nos 77, 78 and Nos 81 to 84 (consec) form a group.

3.0 The Local Plan and NPPF (Dec 2024)

- 3.1 Policy HE1 of the North Hertfordshire Local Plan 2011 - 2031 is relevant as are the following paragraphs of the NPPF:
- **207** (local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting)

- **210** (*desirability of new development making a positive contribution to local character and distinctiveness*),
- **212** (*great weight should be given to the asset's conservation*),
- **213** (*clear and convincing justification*), and
- **215** (*harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use*).

3.0 Suggested Conditions (LBC only)

3.1 With these applications essentially being renewal cases (see comparison on next page), one would normally consider carrying conditions across as previously worded. The only difference here is that new plan numbers have been given: HET 1614/01 Rev A is now HET 1614/10 Rev A and HET 1614/02 Rev A is now HET 1614/11 Rev A. To keep the numerical order of the plans I would reverse Conditions 2 and 3 as follows:

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.

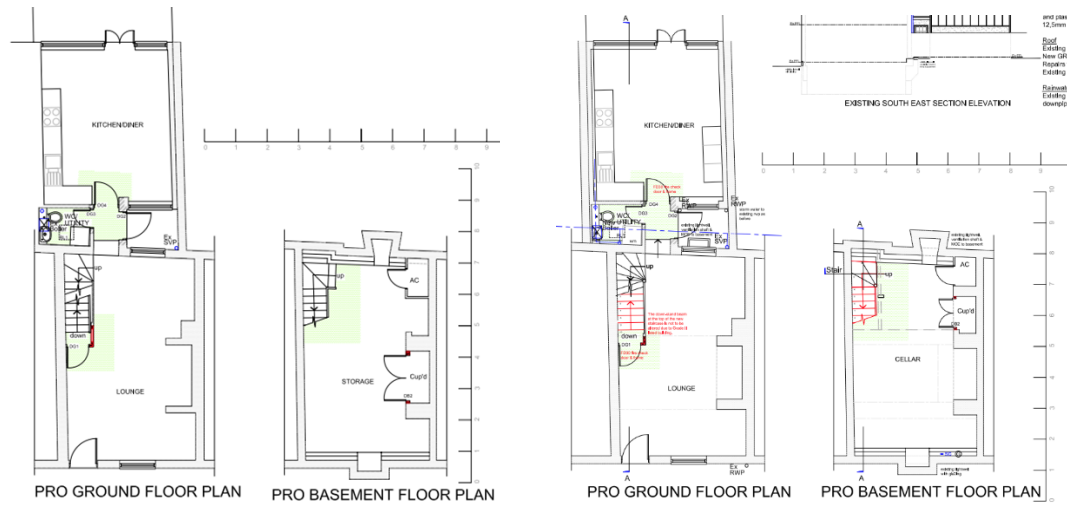
2. Notwithstanding approved drawing no. HET 1614/10 Rev A, the down-stand beam in the basement in the vicinity of the top of the new basement staircase shall not be altered unless otherwise agreed and approved in writing by the Local Planning Authority.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of this grade II listed building under Section 16(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

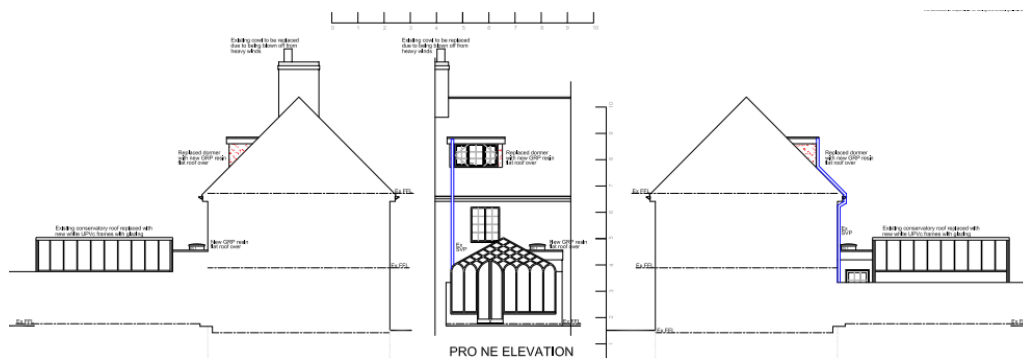
3. Notwithstanding approved drawing no. HET 1614/11 Rev A, the new windows to the replacement dormer shall be manufactured in timber with flush casements and no trickle vents and the glazing bar profile shall match as closely as possible that of the glazing bars to the first floor window on the rear elevation unless otherwise agreed and approved in writing by the Local Planning Authority.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of this grade II listed building under Section 16(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

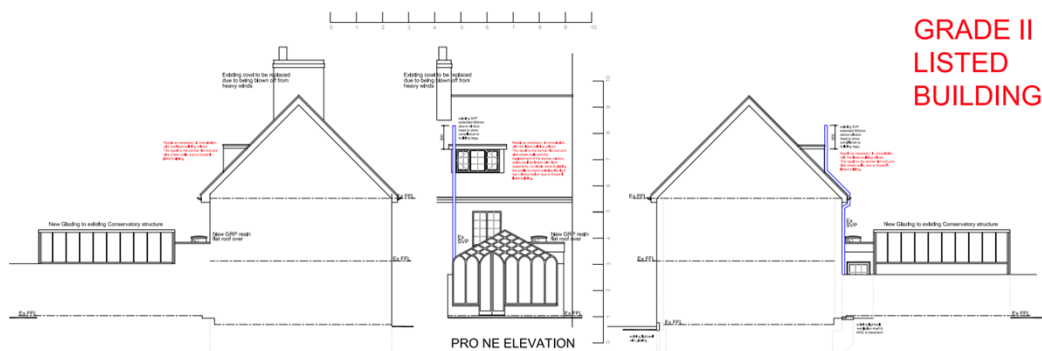
HET 1614/01 Rev A
20/01231/FPH & 20/01232/LBC



HET 1614/02 Rev A
20/01231/FPH & 20/01232/LBC



HET 1614/11 Rev A



Mark Simmons
Senior Conservation Officer