

DELEGATED FILE NOTE

CASE OFFICER: ...Thomas Howe.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
24/02807/LBC	Installation of shopfront and internal alterations (Development already carried out).	4 - 5 Bancroft Hitchin Hertfordshire SG5 1LH

Submitted Plan Nos

L100 PE101 PE102 E101 E102

1.0 Policies

HE1	Designated heritage assets
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2.0 **Site History**

2.1 Various applications.

3.0 **Representations**

3.1 **Conservation Officer** – Objection.

“For the existing shopfront ie black aluminium and large picture windows will not secure a retrospective LBC if this is what is sought by applicant.

They would need to return a traditional shopfront like many other along this stretch of Bancroft for example Visioncare at No 3 or even along the lines of the previous shop front (photos are available on Google street view).”

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 No. 4-5 comprises a ground floor unit off Bancroft, Hitchin. The site is within the Primary Shopping Frontage of Hitchin and the Conservation Area. It is Listed, and its list entry reads as follows:

C19 and modern drastic alteration of C15 building. Modern ground floor shops, plaster faced first floor, tiled roof with C19 horsman figurine at east end of ridge copted from original, 4 casements. RCHM p 123; VCH pp 3-4.

4.2 **Proposal**

4.2.1 Listed Building Consent is sought for the replacement of the shop front and for internal alterations. The development has already been carried out.

4.3 **Key Issues**

4.3.1 The key issues for consideration are the impact the development has on the character and appearance on the grade II listed building and the Hitchin Conservation Area.

4.3.2 The Conservation officer has raised an objection to the development, citing that the departure from traditional shop fronts to this side of Bancroft would be sufficient to register an objection to the development. Therefore, the replacement shop front is objectionable, and would occasion less than substantial harm to the significant of the Listed Building. No public benefits have been identified that would outweigh the harm to this heritage asset, and no enhancement of the listed building has occurred due to these works. This would therefore run contrary to Policy HE1 of the Local Plan 2011-2031 and Section 16 of the NPPF.

4.4 **Conclusion**

- 4.4.1 The development fails to preserve the architectural and/or historic interest of the Grade II Listed Building contrary to Sections 16(2) and 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and as supported by the aims of Section 16 of the NPPF and Policy HE1 of the North Hertfordshire Local Plan 2011- 2031.

4.5 **Alternative Options**

- 4.5.1 None applicable.

5.0 **Recommendation**

- 5.1 That Listed Building Consent be **REFUSED** for the following reasons:

1. The development is considered to occasion less than substantial harm to the significance of the Grade II Listed Building. The harm identified is not outweighed by any public benefits of the scheme. Therefore, the development fails to satisfy Section 16(2) and 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, Section 16 of the National Planning Policy Framework and the aims of Policy HE1 of the North Hertfordshire Local Plan 2011-2031.

Signed  Anne McDonald	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 12 March 2025	