

DELEGATED FILE NOTE

CASE OFFICER: ...Vicki Wood.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/01804/FP	Installation of an automated teller machine.	38 Whitehorse Street Baldock Hertfordshire SG7 6QQ

Submitted Plan Nos

Location Plan E029314

1.0 Policies

1.0 **Local and National Policy**

1.1 **National Planning Policy Framework 2024 (NPPF)**

Section 2 – Achieving sustainable development

Section 12 – Achieving well-designed places

Section 14 - Meeting the challenges of climate change, flooding and coastal change

Section 16 – Conserving and enhancing the historic environment

1.2 **North Hertfordshire Local Plan 2011-2031 (NHLP)**

Strategic Policies

Policy SP1 – Sustainable Development in North Hertfordshire

Policy SP2 – Settlement Hierarchy and Spatial Distribution

Policy SP4 – Town Centres, Local Centres and Community Shops

Policy SP9 – Design and Sustainability

Policy SP13 – Historic environment

Development Management Policies

Policy D1 – Sustainable design

Policy D3 – Protecting living conditions

ECTC3 – New retail, leisure and other main town centre development

Policy HE1 – Designated heritage assets

1.3 **Baldock, Bygrave and Clothall Neighbourhood Plan 2021**

G3 – Creating well-designed places

G4 – Sustainable design

2.0 **Site History**

2.1 25/01805/AD - Installation of No.1 non-illuminated logo panel and No.1 non-illuminated top sign. Conditional Permission.

3.0 **Representations**

3.1 **Site, Press and Neighbour Consultation** – One objection has been received from no.36 Whitehorse Street, Baldock and raises the following concerns (summarised):

- ☐ Anti-social behaviour and criminal damage due to previous experience of having installed an ATM at no.36 Whitehorse Street in 2013.
- ☐ Safety of senior citizens using the ATM due to a rise in crime on the elderly.

- ☐ Service already provided by the Post Office at no.36 Whitehorse Street with security systems in place to help prevent crime and anti-social behaviour.
- ☐ Potential impact on the viability of the service provided by the Post Office at no.36 Whitehorse Street.

3.2 **Baldock, Bygrave and Clothall** – None received.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The applications site comprises of a ground floor retail unit on Whitehorse Street in Baldock which is a classified road. The site is within an Article 4 area and a Conservation Area. Nos.40 and 42 to the northeast are grade II listed buildings and there are other listed buildings in close proximity including directly opposite the site.

4.2 **Proposal**

4.2.1 Installation of an automated teller machine.

4.3 **Key Issues**

4.3.1 The key issues for consideration is the impact the development would have on the character and appearance on the Baldock Conservation Area and on the setting of the adjoining and nearby listed buildings.

4.3.2 In my view the proposed installation of an ATM in this town centre location, being incorporated within the existing shopfront, would be acceptable in design terms.

4.3.3 I am satisfied that the minor scale of the development would not harm the character and appearance of the building and its significance as a designated heritage asset, nor would the development result in any level of harm to the setting of the adjoining and nearby listed buildings and is considered acceptable.

Impact on Neighbouring Properties:

4.3.4 A core planning principle set out in the NPPF is to always seek to secure a good standard of amenity for all existing and future occupants of land and buildings. This principle is reflected in the provisions of Policy D3 of the Local Plan.

4.3.5 One objection has been received from no.36 Whitehorse Street, however the concerns raised are not planning related and are covered by other legislation.

4.3.6 I am satisfied that the proposal would not impact existing residential amenity and is in accordance with Policy D3 of the Local Plan and Section 12 of the NPPF.

Highways and Parking:

4.3.7 The proposed development would not, in my opinion, impact on parking or highway safety.

Biodiversity Net Gain (BNG)

- 4.3.8 The development is exempt from BNG legislation defined under article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015.

Environmental Implications:

- 4.3.9 Section 14 of the NPPF sets out how the planning system should support the transition to a low carbon future. The principles set out in Section 14 are reflected in Policy D1 of the Local Plan, which sets out that development proposals should take all reasonable opportunities to reduce energy consumption and waste, retain existing vegetation and propose new appropriate planting, and future proof for changes in technology and lifestyle.
- 4.3.10 In my view, the proposed development would be unlikely to have any significant implications for the local environment in terms of carbon emissions and therefore would be generally in accordance with Policy D1 of the Local Plan and Section 14 of the NPPF.

4.4 **Conclusion**

- 4.4.1 The proposed development is considered acceptable and in accordance with Policies SP1, SP4, SP9, SP13, D1, D3 and HE1 of the Local Plan 2011-2031 and Sections 2, 12, 14 and 16 of the NPPF 2024.

4.5 **Alternative Options**

- 4.5.1 N/A

4.6 **Pre-Commencement Conditions**

- 4.6.1 N/A

5.0 **Recommendation**

- 5.1 That planning permission be **GRANTED** subject to the following conditions:

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out wholly in accordance with the details specified in the application and supporting approved documents and plans listed above.

Reason: To ensure the development is carried out in accordance with details which form the basis of this grant of permission.

Biodiversity Net Gain

This development is not subject to the statutory Biodiversity Gain Plan condition because it is considered exempt under the statutory exemptions (<https://www.gov.uk/guidance/biodiversity-net-gain-exempt-developments>) or transitional arrangements in respect of the biodiversity gain condition.

Proactive Statement:

Planning permission has been granted for this proposal. Discussion with the applicant to seek an acceptable solution was not necessary in this instance. The Council has therefore acted proactively in line with the requirements of the Framework (paragraph 38) and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015.

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