

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
24/01810/LBC	Replacement of existing timber weatherboarding with Cedral fibre cement weatherboarding	32 Bancroft Hitchin Hertfordshire SG5 1LA

Submitted Plan Nos

1113-01 1113-02-a

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:

04/00083/1LB – Replacement windows to south & west elevations.
CCON 16.03.2004

3.0 **Policies**

3.1 Policy HE1 of the North Hertfordshire Local Plan 2011 - 2031 and the following paragraphs of the NPPF (Dec 2024) are relevant in the consideration of this case:

- ☐ **135 c)** (*sympathetic to local character and history, including the surrounding built environment*),
- ☐ **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*).

4.0 **Representations**

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

5.0 **Planning Considerations**

5.1 **Site and Surroundings**

5.1.1 32 Bancroft is grade II listed and is located within the Hitchin Conservation Area (HCA). The building and the HCA are designated heritage assets and the list entry for the house reads as follows:

BANCROFT 5255 (Westside) Nos 32 & 33 TL 1829 SE 4/203 GV II 2. C17 or earlier. Timber frame, whitewashed roughcast, tiled roof. 2 storeys with upper floor oversailing. C19 shop windows. 3 first floor casement windows. No 30 and Nos 32 to 34 (consec) form a group.

Listing NGR: TL1853329484

5.2 Proposal

- 5.2.1 The application is described as: ***Replacement of existing timber weatherboarding with Cedral fibre cement weatherboarding.***

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 HCA.
- 5.3.2 Changes in external materials can potentially affect the character and significance of listed buildings and conservation areas. They strongly contribute to a building's interest and appearance. Any changes can noticeably alter how the building and area looks.
- 5.3.3 At 3.12.1 of the Guidance on Alterations to Listed Buildings: IHBC Toolbox Guidance Note GN2021/1 - January 2021 the only guidance on cladding offered under the sub-heading ***Cladding and insulation***, is the following:

Cladding in synthetic materials, such as artificial stone, will be damaging to the special architectural and historic interest and could inhibit moisture movement.

- 5.3.4 The rear element of this building where the replacement weatherboarding is proposed is a later C20 addition and appears to have been undertaken under ref: E/3569/71. This is a material consideration when assessing this proposal. In a letter from Wallace Hunt dated 3 August 1972 it states:

In place of the proposed outer skin of facing bricks on these two frontages weatherboarding is to be substituted. It was found that the scaffolding necessary for the bricklayers would interfere too much for too long with the flow of traffic, particularly to Marshall House (surgery hours are spread over the entire week). The weatherboard can be fixed from a ladder at any convenient time.

The removal of the existing timber boarding would not result in the loss of historic fabric of significance nor have a detrimental impact on the designated heritage assets.

- 5.3.5 Although traditional weatherboarding is often associated with agricultural and ancillary buildings, this is a case where painted boarding is used in an urban context. Cedral boarding can appear overly uniform; however, it is designed to mimic the appearance of natural timber while offering enhanced durability and resistance to the elements. The replacement will be carried out on a like-for like basis in terms of dimensions, profile, and colour to ensure minimal visual impact on the building's historic character

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 applying this type of boarding to a rearward 1970's addition 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** subject the following condition:

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.

Signed  Anne McDonald	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 19 December 2024	