

8A BUCKLESBURY, HITCHIN
HERTFORDSHIRE, SG5 1BB

HERITAGE STATEMENT



Ref: 2001.672 | 23 January 2025

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HS1 LISTING DESCRIPTION

REVISION SCHEDULE					
Rev	Date	Details	Prepared by	Reviewed by	Approved by
1	23/01/2025	For Submission	Shaun Moger Senior Heritage Consultant	Paul Clarke Director	Client
2					



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1.0 INTRODUCTION

- 1.1. This Heritage Statement has been produced by Heritage Unlimited to support a Listed Building Consent application for internal works at 8a Bucklersbury, Hitchin, in conjunction with the conversion of the existing dwelling into an HMO.
- 1.2. The current application follows a series of successful applications at the property (and the adjacent properties nos.2-8, which were occupied by the former Hawkins Department Store) of which 22/00453/LBC and 22/00452/FP are of particular relevance. The applications related to *Internal and external repairs and alterations to facilitate subdivision of existing two storey maisonette flat into two self-contained studio flats* and works have subsequently been undertaken at the property.
- 1.3. The property is a grade II listed building, designated in 1974 as ‘7 and 8, Bucklersbury’ – however, It should be noted that due to a numbering change this relates to no.8 only, with the current no.7 being an unlisted building. The property is also located within Hitchin Conservation Area, however, due to the internal nature of the proposed works, the conservation area will not be impacted and will not be assessed in detail in later sections of the report.
- 1.4. Listed buildings and Conservation Areas are defined by the National Planning Policy Framework (2024) (NPPF) as designated heritage assets. As the proposed development affects one or more heritage assets, paragraph 207 of the NPPF requires a Heritage Statement to support a planning application. This document has been prepared in accordance with the requirements of the NPPF.
- 1.5. The purpose of a Heritage Statement is to identify the significance of any heritage asset affected by the proposed development, the impact the proposed development will have upon the identified significance and justification for the proposed development. The Heritage Statement also needs to assess the proposed work in accordance with the statutory tests provided in the Planning (Listed Buildings and Conservation Areas) Act 1990.
- 1.6. This Heritage Statement should be read in conjunction with architectural plans and other supporting documents, which form this planning application.
- 1.7. This report has been compiled by Shaun Moger MSc Historic Building Cons and Paul Clarke BA (Hons) Arch Cons and is based on desk-based research and a site visit carried out in January 2025.

2.0 SITE LOCATION AND CONTEXT

- 2.1. No.8a Bucklersbury is located on the east side of the road, approximately 50m south of the open square, Market Place. The area is part of the historic town centre and is known for a high concentration of listed buildings. Historic development typically forms continuous frontages, creating a harmonious historic character, but varies on an individual basis with regards to architectural style, scale, and age.
- 2.2. No.8 is three storeys and constructed from red brick with a Welsh slate roof and timber sash windows with glazing bars. The application relates to the first and second floors of the building, which form a residential dwelling, whilst the ground floor is a commercial unit with a shopfront onto the street. Consequently, access to the upper levels is via stairs located to the rear, leading to a first floor level terrace and door to the rear (east) elevation of the building. An internal staircase situated to the southeast corner of the property provides access between the first and second floors.
- 2.3. The first and second floors of the property include fabric of mixed context including retained historic fabric, such as some internal doors, skirting boards, and the staircase, which is thought to date from the early 19th century. Modern fabric is also found in the form of stud partitions forming the second floor bathrooms.

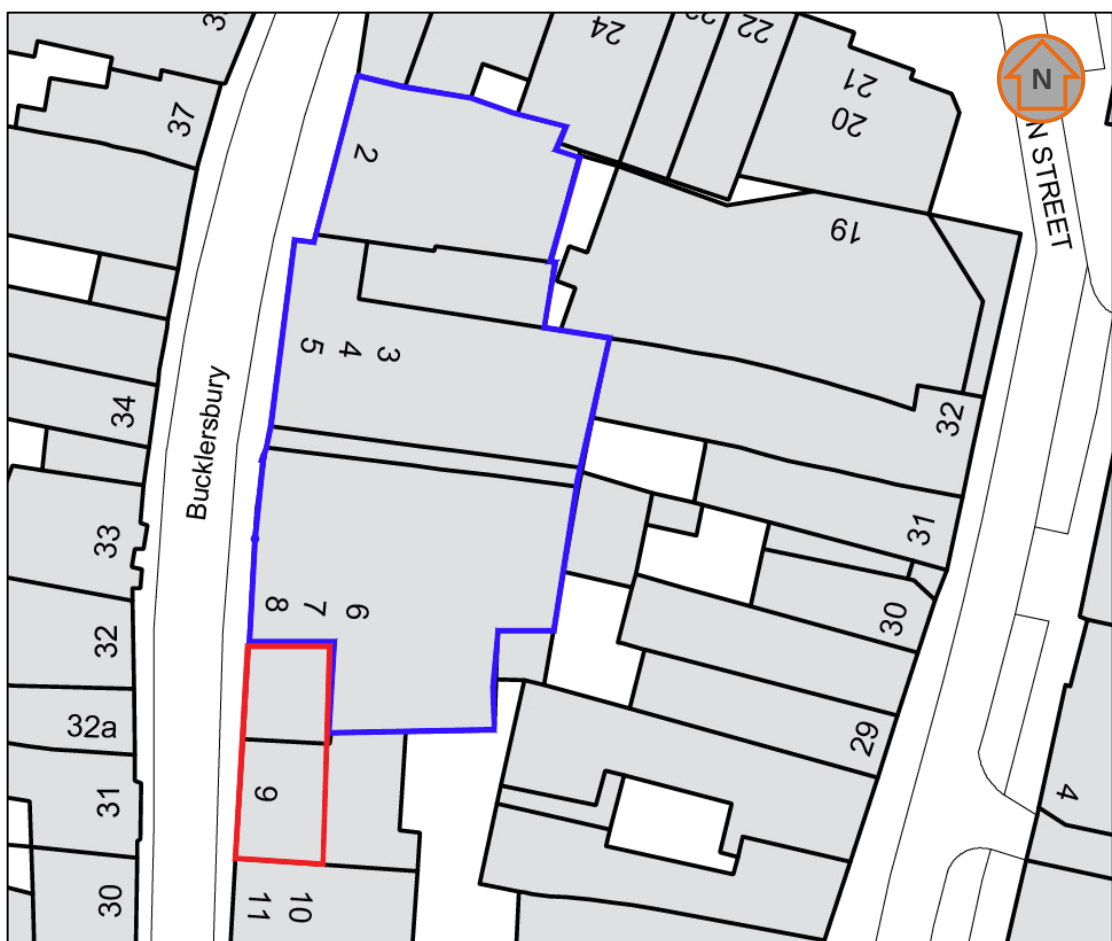


Fig.1: Site location outlined in red.



Fig.2: No.8 Bucklersbury is the last in the row of Hawkins buildings. No.7, visible on the left, is not the no.7 referred to in the listing description.



Fig.3: Principal elevation of the first and second floors of the property.



Fig.4: Large ground floor front room of the first floor, looking south.



Fig.5: Looking north across the room towards the fireplace, door to storage cupboard to far right. The sash windows of this floor are modern timber replacement.



Fig.6: Looking from the second floor middle front room to the southern room.

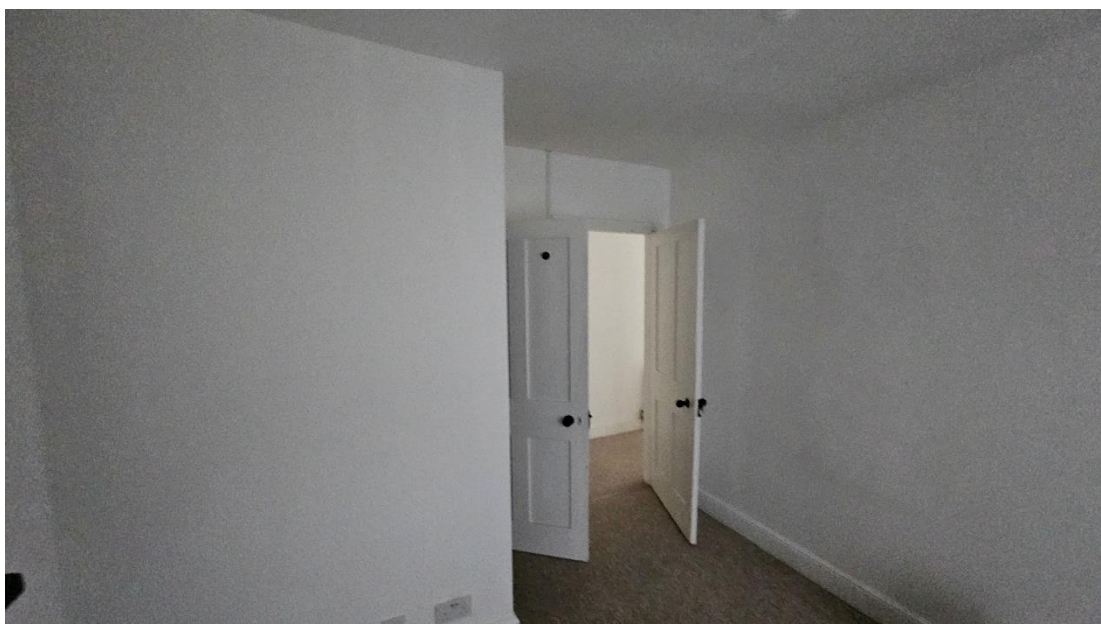


Fig.7: Modern partition (left) forming bathroom in the northern front room of the second floor.



Fig.8: Post-construction door and partition adjacent to fireplace in the southern front room of the second floor.

3.0 IDENTIFIED HERITAGE ASSETS

- 3.1. The National Planning Policy Framework (NPPF) requires that all heritage assets affected by the proposed development are identified and their significance, which includes setting, are described. The level of 'harm' the proposed works will have to the identified heritage assets also needs to be determined within the context of a Heritage Statement.
- 3.2. This section of the document identifies the principal heritage asset, 8 Bucklersbury.
- 3.3. Whilst there are a number of additional listed buildings in close proximity to the property and it is located within Hitchin Conservation Area, due to the proposal being limited to internal works, it has been concluded that none of these heritage assets or the setting will be impacted.

8 Bucklersbury

- 3.4. No.8 Bucklersbury dates from the early 19th century and was listed grade II in 1974 under the name 7 and 8, Bucklersbury. It should be noted that due to renumbering, this relates to the existing no.8 only and not the adjacent no.7, which is unlisted. A description of the property at the time of listing can be found in the appendix **HS1**.
- 3.5. The building dates to the early 19th century and became part of the Hawkins Department Store in the 1950s and is in fact the property where George Hawkins and his business partner conveyed their pawnbroker business in the 1860s. In 1873 the partnership was dissolved, and George set up his own pawnbroker's shop at No.6 Bucklersbury. In the late 19th century, trade directories show the building was still in use as a pawnbrokers and was occupied by J Hookham and Son.
- 3.6. Hawkins Department Store was created over one hundred years through piecemeal acquisitions of buildings. The history of the business dates from 1863 when 21 year old George Hawkins, son of an iron pattern maker, arrived in the prosperous town Hitchin from his hometown of Paddington.
- 3.7. Internally, the ground floor of the building relates to its most recent function, fitted out as modern commercial unit. The 1925 aerial image shows a rear extension to the building formed with a pitched roof and two storeys in height. However, the extension is now only single storey, though the rear elevation of the building retains outline evidence of the former structure. This south wall of the extension appears to have been rebuilt as the brickwork is modern and is probably late 20th century in date.



Fig.9: Ordnance Survey map, published 1881, showing 8 Bucklersbury in a similar plan form to that which exists today with the exception of projecting bay windows to the shopfront. The carriage arch to the south of the property is also in place.



Fig.10: Spliced Ordnance Survey Maps, published 1965. Significant changes to the plan form of the buildings are noticeable. Nos.6, 7 and 8 have been made into one building and Nos.3,4 and 5 have also been formed into one building.



Fig.11: Aerial photograph taken 1925, property highlighted in yellow. A rear extension to the building formed with a pitched roof and two storeys high is visible. Though now reduced to single storey, evidence of the old roof can still be seen on the brick face.



Fig.12: Rear (west) elevation showing cement render relating to a former extension attached to the building.

4.0 PLANNING LEGISLATION AND POLICIES

Planning Legislation

- 4.1. The legislative framework for the preservation and enhancement of listed buildings and conservation areas are set out in the Planning (Listed Buildings and Conservation Areas) Act 1990. Historic England, defines preservation in this context, as not harming the interest in the building, as opposed to keeping it utterly unchanged.
- 4.2. In 2014, a ruling by the Court of Appeal (Barnwell Manor Wind Energy Ltd v East Northants District Council, English Heritage and the National Trust) made clear that to discharge this responsibility, decision makers must give considerable importance and weight to the desirability of preserving the setting of listed buildings (and by implication other heritage assets) when carrying out the balancing exercise of judging harm against other planning considerations, as required under the National Planning Policy Framework.
- 4.3. Another ruling made in May 2017 by the Court of Appeal (Barwood Strategic Land II LLP v East Staffordshire Borough Council and the Secretary of State for Communities and Local Government), upheld a High Court ruling, that subordinates National Planning Policy Framework development presumptions to the statutory authority of an up-to-date local plan, as the NPPF is no more than ‘guidance for decision-makers, without the force of statute behind it. Paragraph 13 of the decision states, *‘The NPPF is the Government’s planning policy for England. It does not have the force of statute, and, ought not to be treated as if it did. Indeed, as one might expect, it acknowledges and reinforces the statutory presumption in favour of the development plan, and it also explicitly recognizes and emphasizes its own place in the plan-led system of development control. Its “Introduction” acknowledges that “[planning] law requires that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise”, and that “[the NPPF] must be taken into account in the preparation of local and neighbourhood plans and is a material consideration in planning decisions”. Paragraph 12 recognizes that the NPPF “does not change the statutory status of the development plan as the starting point for decision making”. Paragraph 13 describes the NPPF, correctly, as “guidance for local planning authorities and decision-takers”, which, in the context of development control decision-making, is “a material consideration in determining applications”. Paragraph 215, in “Annex 1: Implementation”, says that “due weight should be given to relevant policies in existing plans according to their degree of consistency with [the NPPF] (the closer the policies in the plan to the policies in [the NPPF], the greater the weight that may be given)”*, but this too is guidance for decision-makers, without the force of statute behind it’.
- 4.4. Therefore, by implication, this judgment again emphasises the relative importance of sections 16, 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 in making planning decisions in relation to development that affects listed buildings and conservation areas.

- 4.5. Section 16(2) relates to an LBC application and states, ‘In considering whether to grant listed building consent/ for any works the local planning authority or the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses’.
- 4.6. Section 66(1) relates to planning applications and states, ‘In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses’.
- 4.7. As a minimum, the tests provided require the works to preserve the listed building, its setting. Historic England defines preservation in this context as not harming the interest in the heritage asset(s), as opposed to keeping them utterly unchanged.

National Planning Policy Framework (2024)

- 4.8. As mentioned above, there is a need to carry out a balancing exercise of judging harm against other planning considerations as required under the NPPF. The NPPF sets out the Government’s planning policies for England and how these are to be applied. The guiding principle of the document is a presumption in favour of sustainable development and the protection and enhancement of the historic environment is embedded in this approach.
- 4.9. Sustainable development is defined as meeting the needs of the present without compromising the needs of the future. Paragraph 8 of the NPPF breaks down this definition into three objectives: economic, social, and environmental. Within the environmental objective, sustainable development needs to contribute to ‘protecting and enhancing our natural, built and historic environment’.
- 4.10. Paragraph 20 of the NPPF contains Strategic Policies, which provide an overall strategy for the pattern, scale and quality of development and make sufficient provision for the conservation and enhancement of the natural, built, and historic environment.
- 4.11. Section 16 of the NPPF contains policies relating to conserving and enhancing the historic environment. Within this section (paragraph 207), the Local Planning Authority requires the applicant to describe the significance of any affected heritage asset including any contribution made by their setting as part of an application.
- 4.12. Significance is defined in Annex 2 of the NPPF, as the value of a heritage asset to this and future generations because of its archaeological, architectural, artistic, or historical interest. Significance also derives not only from the asset’s physical presence but also from its setting. Setting of a heritage asset is the surroundings in which the heritage asset is experienced, the extent of which is not fixed and can change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to significance of an asset.

- 4.13. Impact from a proposed development to the significance of a designated heritage asset needs to be evaluated, NPPF paragraph 212, states, ‘When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance’. NPPF paragraph 213 identifies that alteration, destruction, or development within the setting of a designated heritage asset can result in harm to, or loss of, the significance of the asset and that such loss requires a clear and convincing justification. Substantial harm to or loss of a grade II listed building should be exceptional and substantial harm or loss of grade I and grade II* listed buildings should be wholly exceptional.
- 4.14. NPPF Paragraphs 214 and 215 define the levels of harm as substantial or less than substantial. The National Planning Practice Guidance (PPG) provides useful guidance on assessing harm in relation to these definitions and gives the following example, ‘In determining whether works to a listed building constitute substantial harm, an important consideration would be whether the adverse impact seriously affects a key element of its special architectural or historic interest. It is the degree of harm to the asset’s significance rather than the scale of the development that is to be assessed. The harm may arise from works to the asset or from development within its setting’. The PPG quantifies substantial harm (NPPF paragraph 214) as total destruction while partial destruction is likely to have a considerable impact but, depending on the circumstances, it may still be less than substantial harm or conceivably not harmful at all. Anything less than total destruction needs to be evaluated on its own merits, for example, the removal of elements to an asset which themselves impact on its significance may therefore not be harmful to the asset. The PPG advises works that ‘are moderate or minor in scale are likely to cause less than substantial harm (NPPF paragraph 215) or no harm at all’. However, it is important to consider each development in its own context as the PPG also identifies that minor works have the potential to cause substantial harm to the significance of an asset.
- 4.15. Paragraphs 214 and 215 refer to ‘public benefit’ as a means to outweigh the loss of or harm to a designated heritage asset. The PPG identifies that public benefit may follow many developments and as such this benefit could be anything that delivers economic, social or environmental progress which are the dimensions to sustainable development defined by NPPF Paragraph 8. The PPG states, ‘Public benefits should flow from the proposed development. They should be of a nature or scale to be of benefit to public at large and should not just be a private benefit. However, benefits do not always have to be visible or accessible to the public in order to be genuine public benefit’. Public benefits may include heritage benefits such as:
- Sustaining or enhancing the significance of a heritage asset and the contribution of its setting.
 - Reducing or removing risk to heritage asset.
 - Securing the optimum viable use of a heritage asset in support of its long- term conservation.

4.16. The three points above relate to NPPF Paragraph 210, which requires the Local Planning Authority to take these points into account when determining applications. Although, there is no defined list of public benefits, examples of public benefit for a designated heritage asset may include:

- The restoration of a listed building.
- The improved setting of a listed building.
- The enhancement of a conservation area.

4.18. The requirement for non-designated heritage assets to be considered is set out in NPPF Paragraph 209 whereby a balanced judgement is required having regard to the scale of any harm or loss and the significance of that non-designated heritage asset.

Local Planning Policy

4.17. As well as legislation and national planning policies, North Hertfordshire Local Plan 2011-2031 (2022) includes policies relating to the historic environment. Relevant policies include:

Policy SP13: Historic Environment

The Council will balance the need for growth with the proper protection and enhancement of the historic environment. When considering the impact of a proposed development on the significance of a designated heritage asset, great weight will be given to the asset's conservation and the management of its setting. We will pursue a positive strategy for the conservation and enjoyment of the historic environment through:

- a) Maintaining a strong presumption in favour of the retention, preservation and enhancement of heritage assets and their setting according to their significance;
- b) Identifying sites on the national register of Heritage at Risk or on the Council's 'At Risk' register;
- c) Periodic reviews of Conservation Areas and other locally designated assets; and
- d) Publication of detailed guidance

Policy HE1: Designated heritage assets

Planning applications relating to Designated heritage Assets or their setting shall be accompanied by a Heritage Assessment/Justification Statement that:

- i. Assesses the significance of heritage assets, including their setting;
- ii. and details the impacts of any proposal upon the significance of the designated heritage asset(s); and
- iii. Informs any necessary measures to minimise or mitigate against any identified harms.

Planning permission for development proposals affecting Designated Heritage Assets or their setting will be granted where they (as applicable):

- a) Enable the heritage asset to be used in a manner that secures its conservation and preserves its significance;
- b) Incorporate a palette of materials that make a positive contribution to local character or distinctiveness, where it is appropriate and justified; and
- c) Will lead to less than substantial harm to the significance of the designated heritage asset, and this harm is outweighed by the public benefits of the development, including securing the asset's optimum viable use.

Where substantial harm to, or loss of significance, of a designated heritage asset is proposed the Council shall refuse consent unless it can be demonstrated that the scheme is necessary to deliver considerable public benefits that outweigh the harm or loss



5.0 ASSESSING SIGNIFICANCE

- 5.1. Significance of a heritage asset is defined by the NPPF (2023) as the value of a heritage asset placed on it by current and future generations because of its heritage interest. This interest may be archaeological; architectural; artistic or historical. The setting of a heritage asset also contributes to its significance and is defined by the NPPF as the surrounding in which a heritage asset is experienced. In comparison, Historic England's Conservation Principals (2008) uses evidential; aesthetic; historical and communal values to define significance. These different set of values have been combined for the purpose of this report.
- 5.2. Part 4 of British Standard 7913:2013 Guide to Conservation of Historic Buildings provides information on heritage values and significance. In context, this document states, 'A wide range of factors can contribute to the significance of a historic building. As well as physical components, significance includes factors such as immediate and wider setting, use and association (e.g., with a particular event, family, community or artist and those involved in design and construction)'.
- 5.3. Identifying the values of an asset allow us to understand the degree of significance and inform us of the potential impact the proposed works will have to the heritage asset and its setting. These values may be tangible, the physical fabric of the building, capable of being touched, or viewed such as its landscape. Also, the value may be intangible through a past event or an association with a person.
- **Evidential (archaeological) value** relates to physical aspects of the site which provide evidence from the past. This can be with built form or below ground archaeology.
 - **Historical value** is the extent to which the asset is associated with or illustrative of historic events or people.
 - **Aesthetic (architectural/artistic) value** includes design, visual, landscape and architectural qualities.
 - **Communal value** includes social, commemorative, or spiritual value, local identity, and the meaning of place for people.
- 5.4. The assessment of significance draws upon information contained in the section on Heritage Assets and uses the values defined above to establish the level of significance detailed below:
- Features of the asset which contribute to the principal historical and architectural interest are considered to be of **high significance**.
 - Features of the asset which noticeably contribute to the overall architectural or historical Interest and may include post construction features of historic or design interest are considered to be of **medium significance**.



- Features of the asset which make a relatively minor contribution to the historic and architectural interest are considered to be of **low significance**.
- Features which do not contribute to the historic and architectural interest of the asset, and in some cases may even detract from the significance are therefore considered to be either **neutral or detracting**.

Assessing Setting

- 5.5. The primary guiding document for assessing setting is The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning 3 (2017), produced by Historic England.
- 5.6. Setting varies from asset to asset and cannot be generically defined. Changes to the setting of heritage assets may be positive such as replacing poor development which has compromised the assets setting. It is likely that the setting of an asset has changed over time from the dynamics of human activity and natural occurrences such as weather.
- 5.7. The importance setting makes to the contribution to the significance of the heritage asset is often related to how the heritage asset is seen in views. This can include views looking towards the heritage asset or from the heritage asset looking outwards and may include relationships between the asset and other heritage assets, natural or topographical features. Assets may also be intended to be seen from one another in designed landscapes for aesthetic reasons.
- 5.8. Historic England's Good Practice Advice 3, The Setting of Heritage Assets (2017), notes a staged approach to proportionate decision-taking, with relevant NPPF paragraphs along with guidance contained in the National Planning Practice Guidance (PPG) for their implementation, providing the framework for the consideration of changes affecting the setting of heritage assets which should be assessed proportionately and based on the nature, extent, and level of the heritage asset's significance.
- 5.9. The Guidance recommends a five-step approach to the assessment of the effect of development on the setting of heritage assets as follows:
 - Step 1:** identify which heritage assets and their settings are affected;
 - Step 2:** assess whether, how and to what degree these settings make a contribution to the significance of the heritage asset(s);
 - Step 3:** assess the effects of the proposed development whether beneficial or harmful, on that significance;
 - Step 4:** explore ways of maximising enhancement and avoiding or minimising harm;
 - Step 5:** make and document the decision and monitor outcomes.



Significance of 8 Bucklersbury

- 5.10. As a listed building, designated at grade II, Historic England defines the property as being of special interest. The significance of the property is assessed according to the four bulleted headings detailed in paragraph 5.4 above.

Evidential (archaeological) Value

- 5.11. The building is an example of early 19th century development and provides evidence of construction methods, fabric, and the architectural style from the period.

Historical Value

- 5.12. The historic value of the building is derived from its inclusion as part of a contiguous, yet much altered, historic high street. It has therefore played a role in the community for two hundred years as a commercial property, seventy of which as part of the Hawkins Department store (in addition to earlier occupancy by Hawkins in the 1860s).

Aesthetic (architectural/artistic) Value

- 5.13. Aesthetically, the value of the building is in the symmetrical arrangement of its red brick upper two storeys with sash windows. The shopfront, though modern, is also a defining feature that has taken many forms over its lifetime.

Communal Value

- 5.14. The property has communal value in relation to the conservation area and as part of the area's historical and architectural development. Therefore, the building contributes to a sense of place, the social, domestic, and architectural history of the area.

Overview

- 5.15. The significance of 8 Bucklersbury is defined by its history as part of a row of shopfronts in a key commercial area of the town centre, more specifically as part of the Hawkins company. For this reason, the significance of the property is primarily related to its commercial use, however it also contains retained historic fabric to the first and second floor and has architectural character both in its own right as well as group value.

Level of Significance

- 5.16. The significance of the principal west elevation is considered to be **medium**. The interior retains some elements of 19th century historic fabric, including the fireplaces and stairs and these are considered to have **medium significance**. The second floor also includes some modern partition walls added to create bathrooms which are of **no significance**.

Setting

- 5.17. The setting of the building is defined by the town planning and historic buildings around Bucklersbury as well as the wider Hitchin Conservation Area. The setting is considered to be of **medium significance**.



6.0 PROPOSED WORKS AND ASSESSMENT

Proposed Works

- 6.1. The proposal relates to the conversion of the existing residential unit to an HMO and the associated internal works to create four bedsits and two shared bathrooms.
- 6.2. To the first floor, it is proposed to construct a lightweight stud and plasterboard partition in the large front room of the first floor, forming two bedrooms and a small corridor. The partition will be positioned between the existing windows and the plasterboard will be scribed around the existing skirting.
- 6.3. To the second floor, small stud and plasterboard partitions are proposed adjoining existing modern bathroom partitions. This includes extending the wall of the northern bathroom and repositioning the door to make it communally accessible. To the southern bathroom, the doorway adjacent to the fireplace is to be infilled, leaving only a single door to the corridor. Both bathrooms and the kitchen are to be refitted.
- 6.4. Existing historic internal doors will be retained. Where required for new layout, new timber doors are proposed to match existing along with a replacement four-panel timber front door to the first floor. All fireplaces are to be retained.

Assessment and Impact

- 6.5. As previously described, due to the internal nature of the works, there will be **no impact** to the setting of adjacent buildings or the character and significance of Hitchin Conservation Area.
- 6.6. The internal works themselves also partly concern existing modern fabric and follow on from the recent applications 22/00453/LBC and 22/00452/FP. Such aspects of the proposal, such as those concerning the second floor bathrooms, will thus cause **no impact or harm** to historic fabric.
- 6.7. It should also be noted that the circulation and layout of the property includes existing post-construction changes. The proposed further alterations result in negligible further impact and facilitate residential use of the first and second floors, as is consistent with its historic context.
- 6.8. To the first floor, where the proposed bedroom partition adjoins historic wall, the lightweight construction method and use of scribing around the skirting will also reduce impact and result in **no harm or loss** of historic fabric. The historic stairs, internal doors, and fireplaces are to be retained, also causing **no harm**.
- 6.9. It is consequently considered that the proposal will **preserve** the significance and setting of the listed building, no.8 Bucklersbury.

7.0 CONCLUSION

- 7.1. Paragraph 208 of the NPPF advises Local Planning Authorities that the particular significance, including setting of any heritage asset is assessed. This document has concisely described the heritage asset affected by the proposed works and its significance.
- 7.2. As described in previous sections of this report, the proposed works are internal and thus result in no impact to the conservation area or setting of adjacent buildings. The works themselves concern either existing modern fabric and layout/circulation changes or result in no harm or loss of historic fabric due to lightweight and non-invasive construction methods, such as scribing around skirting.
- 7.3. With regards to the development meeting the statutory tests provided by Sections 16(2) and 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, the minimum aim is to preserve the setting; building; features of special architectural or historic interest of listed buildings. As described above, it is concluded that the proposal satisfies this test and **preserves** the special interest and setting of the listed building.
- 7.4. It should be remembered that Historic England defines preservation in this context as not harming the interest in the building (or heritage asset), as opposed to keeping it utterly unchanged.
- 7.5. With regards to NPPF paragraphs 212 to 215, as **no harm** will be caused to the designated heritage assets, no public benefit is required.
- 7.6. Regarding local policies SP13 and HE1, the proposed works are found to preserve the listed building and conservation area for the aforementioned reasons, thus protecting the historic environment of Hitchin and North Hertfordshire.
- 7.7. In conclusion, the proposed development meets the requirements of the Planning (Listed Buildings and Conservation Area) Act 1990, the NPPF and local planning policies. It is therefore, requested that the proposed development be approved.

8.0 SOURCES

Ministry of Housing, Communities & Local Government (2024), *National Planning Policy Framework*.

Planning (Listed Buildings and Conservation Area) Act 1990

Ordnance Survey Maps (various dates)

Ministry of Housing, Communities & Local Government (2018) <http://planningguidance.communities.gov.uk/blog/guidance/conserving-and-enhancing-the-historic-environment/> / National Planning Policy Framework (NPPF 2019 revision) / National Planning Policy Guidance (PPG 2019) / National Design Guide (2019)

Historic England (2017) *The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning 3 (Second Edition)*

Historic England (2008) *Conservation Principles, Policies and Guidance for the Sustainable Management of the Historic Environment*

North Hertfordshire Local Plan 2011-2031 (2022)

HS1

Listing Description

Heritage Category	Listed Building
Listed Building Name	7 AND 8, BUCKLERSBURY
Address	7 AND 8, BUCKLERSBURY
List Entry Number	1102194
Grade	II
Date First Listed	17 June 1974
Date Amended	n/a
District	North Hertfordshire (District Authority)
Parish	Non Civil Parish
National Grid Reference	TL 18362 28985

Listing Description

1. 5255 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.



understanding
heritage
to inform
change