

PLANNING, DESIGN, ACCESS & HERITAGE STATEMENT

20 High Street, Baldock, Hertfordshire SG7 6AX



Change of use of first and second floors to 8 residential apartments
(C3 use), with internal alterations

June 2026



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1. Introduction

- 1.1 This Planning, Design, Access and Heritage Statement has been prepared by INTOUCH PLANNING LTD, to support an application for full planning permission and listed building consent for change of use of the first and second floors to 8 residential apartments (C3 use), with internal alterations. The site address is 20 High Street, Baldock, Hertfordshire SG7 6AX.
- 1.2 The Statement provides an assessment of the planning policy framework relevant to the proposal, as well as other relevant material considerations and explains the design process and principles based on a contextual understanding of the site and the locality.

2. Site description

- 2.1 The application site comprises the original No. 20 and the since amalgamated No. 22 and is located off High Street, set back from the highway. This is a grade II listed building, formerly in use as a hotel and restaurant and recently was in use as sheltered housing accommodation, which has now expired for its temporary planning permission. The building has ground, first and part second floors, with two basement areas. There is a wide side passage with courtyard to the south, giving external access to the rear of the building. The site is located within the Baldock Conservation Area.
- 2.2 With regard to neighbouring properties, the site lies adjacent to Brown & Gammons car sales and repair place, which is located to the north. Their access runs alongside the north flank elevation of the application building. To the south are residential and commercial properties. The following image shows the location of the site at Figure 1, with the site and its context in Figures 2 to 5 (images from 2020).



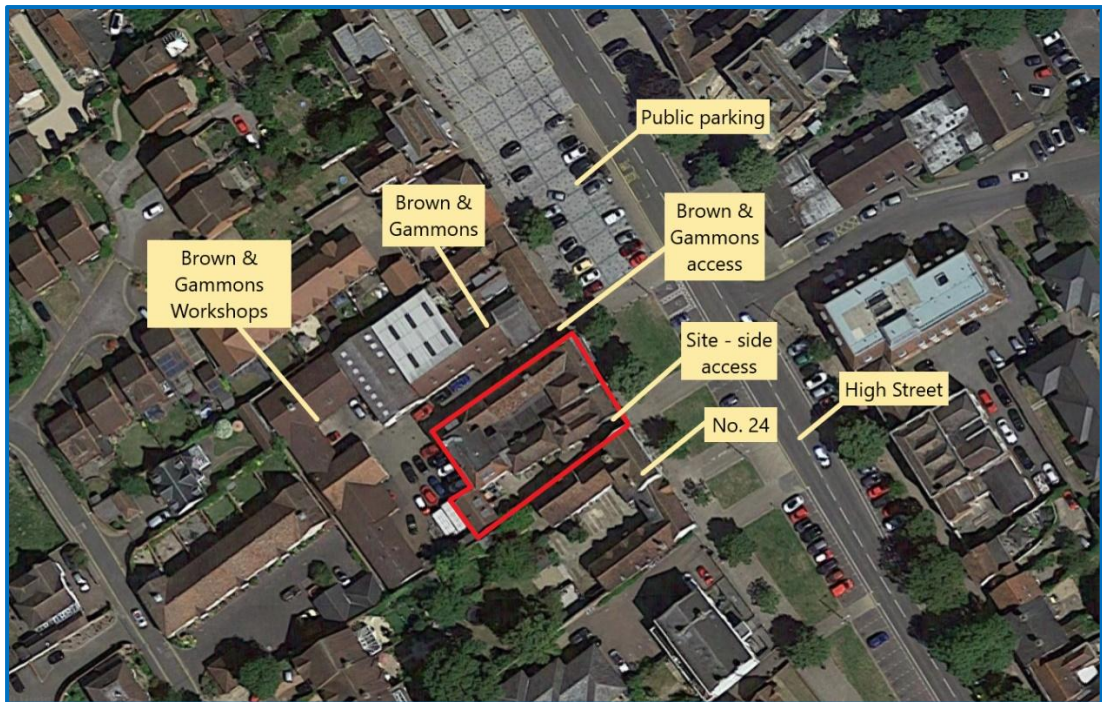


Figure 1 – The application site and surroundings



Figure 2 – Front and north side elevation





Figure 3 – Rear elevation



Figure 4 – Side access between the site and Brown & Gammons





Figure 5 - Side courtyard with outdoor seating

3. Planning history

3.1 The relevant planning history for the site is as follows:

3.2 23/02191/FP and 23/02192/LBC - Temporary change of use until 31/12/25 (the time limit approved in applications 22/00927/FP and 22/01498/FP) of the ground floor hotel restaurant to residential sheltered housing accommodation to provide one additional en-suite room and ancillary facilities, with internal and external alterations (as a variation to application 22/00927/FP and with amended drawing no. 2075-03G received on 28/11/23) - Planning permission and listed building consent granted, with discharge of conditions granted.

3.3 22/00927/FP and 22/00928/LBC - Temporary change of use for three years of ground floor hotel restaurant to residential sheltered housing accommodation to provide 10 en-suite rooms and ancillary facilities, with internal and external alterations - Planning permission and listed building consent granted.



- 3.4 22/01498/FP - Retention of change of use of first and second floors to residential sheltered housing accommodation to provide 19 en-suite rooms and one office for a temporary period of three years - Planning permission granted.
- 3.5 22/00927/FP and 22/00928/LBC - Temporary change of use for three years of ground floor hotel restaurant to residential sheltered housing accommodation to provide 10 en-suite rooms and ancillary facilities, with internal and external alterations - Planning permission and listed building consent granted.
- 3.6 Various discharge of conditions approved under the 14 apartments permissions – Approved.
- 3.7 20/00957/FP and 20/00958/LBC - Change of use from hotel and restaurant (C1 and A3 use class) to one retail shop (A1 use class) and 14 residential apartments (C3 use class) including internal and external alterations (as amended by plan received 11-06-2020) - Planning permission and listed building consent granted.
- 3.8 14/01335/1 and 14/01336/1LB - Addition of two windows and replacement window and doors to north side elevation. Part replace existing painted render on north elevation with black timber cladding (as amended by drawing no.8790-02A received 20/11/2014 and drawing no.8790-1D received 08/12/2014) – Split decision for Planning and listed building consent, whereby the windows were granted and the timber cladding refused.
- 3.9 99/01560/1LB - Retention of opening in existing ground floor to open up existing cellar and stair area – Listed building consent granted.
- 3.10 99/01560/1LB - Retention of opening in existing ground floor to open up existing cellar and stair area - Listed building consent granted.





- 3.11 98/00137/1LB - First and second floor rear extensions, first floor link extension, alterations to existing shopfront and elevations. Internal alterations to facilitate change of use of buildings to Hotel - Listed building consent granted.
- 3.12 98/00139/1LB - First floor link extension, internal alterations and re-arrangement of existing floorspace in conjunction with creation of hotel accommodation - Listed building consent granted.
- 3.13 93/00360/1 - Two storey and part 1st floor rear extension to provide 3 flats, self-contained office and extended restaurant facilities (in accordance with amended plans received on 18.05.93) – Planning permission granted.

4. The proposal

- 4.1 The proposed development comprises change of use from the now vacant sheltered housing accommodation, to 8 residential apartments (C3 use), with internal alterations to the listed building. The 8 apartments would comprise 5 x 1 bedroom units and 3 x 2 bedroom units, across the first and second floors. The ground floor will remain vacant at present but was part of the previous permission for 14 apartments.
- 4.2 Access to the units would be via entrances to two internal staircases to access all units towards the front and rear of the building. Each unit would be a self-contained dwelling, with bedroom for either single or double occupancy, kitchen, living area and bathroom. The central flat roof area at first floor would fire escape use and landscaped with raised box planters.
- 4.3 Refuse and recycling would be provided in the current general store at the rear of the side courtyard of the site and presented to the front of the site on collection days by management staff. Cycle storage would be provided by way of a vertical hung secure cycle store to the courtyard area, as approved by previous condition details.



4.4 To facilitate the conversion works, minor internal works are required to modern stud wall partitions. No external alterations are required to the listed building, from those previously carried out for replacement windows under the previous listed building consent. The proposal consists of the following drawings and supporting documents:

4.5 Drawings:

P 0426-320 - Existing floor plans

P 0426-321 - Proposed floor plans

P 0426-322 - Location site existing and proposed elevations

Supporting documents:

- Planning, Design, Access and Heritage Statement
- Noise Assessment
- Soundproofing information documents x 2

4.6 The following images are extracts from the principal drawings for the development, of the block plan and floor plans.

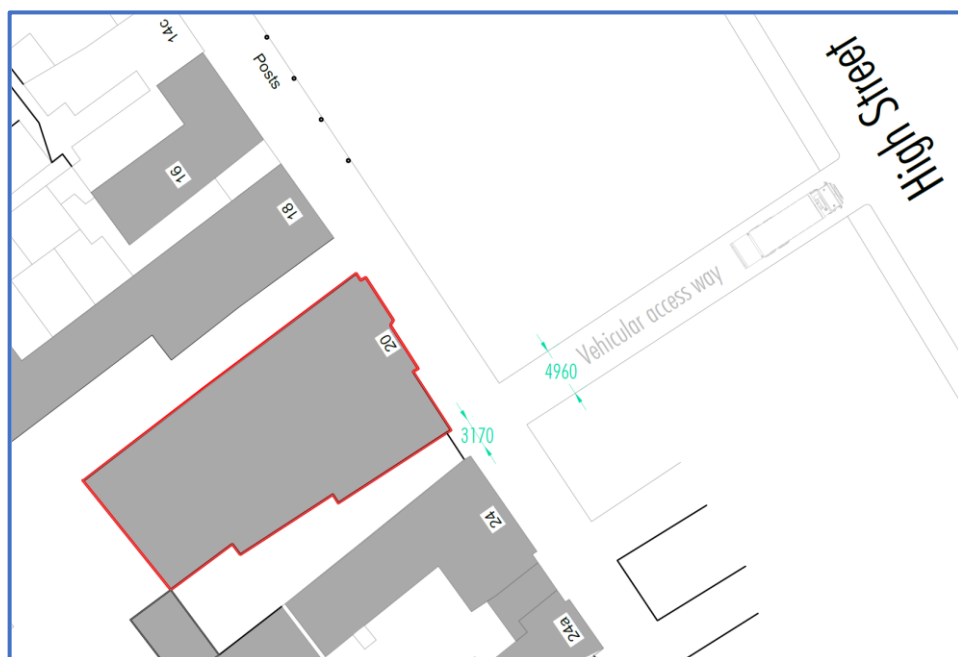
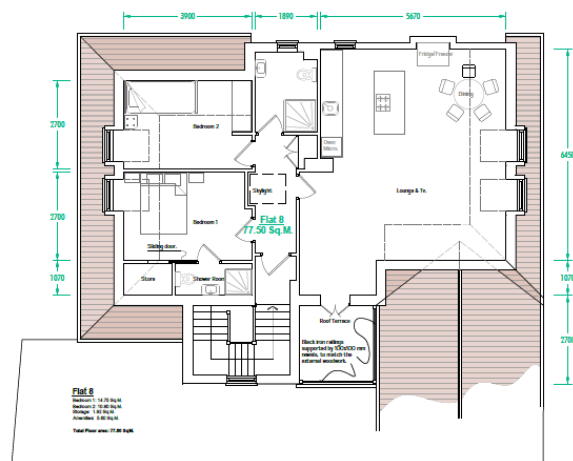
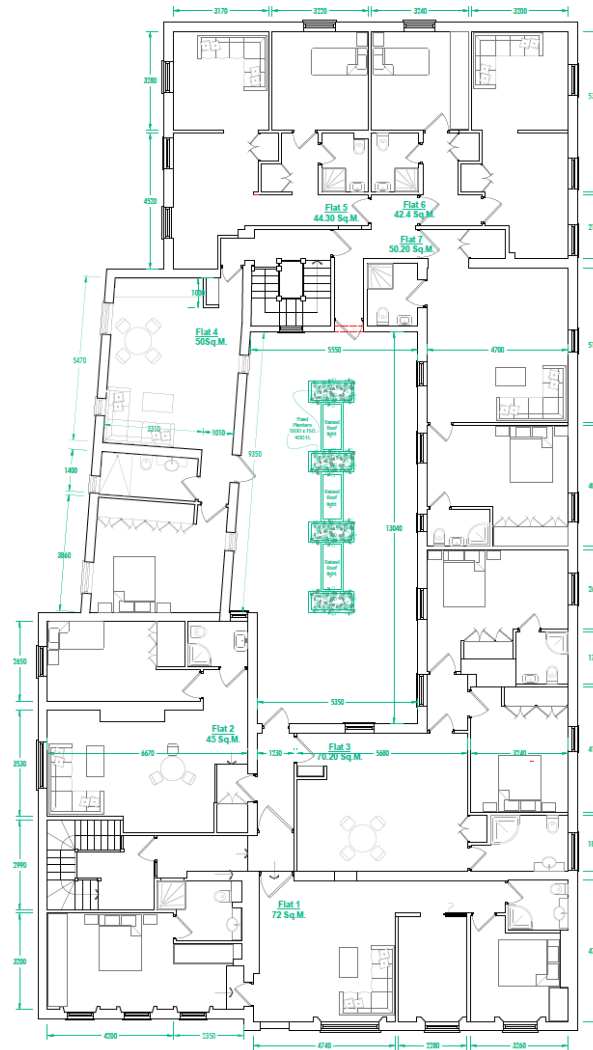


Figure 6 – Existing and Proposed Block plan





5. Relevant planning policy

5.1 North Herts Council Local Plan

Policy SP1 - Sustainable Development in North Hertfordshire

Policy SP2 - Settlement Hierarchy

Policy SP8 - Housing

Policy SP9 - Design and Sustainability

Policy SP10 - Healthy Communities

Policy ETC7 - Local Community shops and services in towns and villages

Policy T1 - Assessment of Transport Matters

Policy T2 - Parking

Policy HS5 - Accessible and Adaptable Housing

Policy D1- Sustainable Design

Policy D3 - Protecting Living Conditions

Policy D4 - Air Quality

5.2 Supplementary Planning Documents

Vehicle Parking at New Development

5.3 National Planning Policy Framework (NPPF)

Section 2. Achieving sustainable development

Section 4. Decision-making

Section 5. Delivering a sufficient supply of homes

Section 6. Building a strong, competitive economy

Section 8. Promoting healthy and safe communities

Section 9. Promoting sustainable transport

Section 11. Making effective use of land

Section 12. Achieving well-designed places

Section 16. Conserving and enhancing the historic environment



6. Principle of residential use



- 6.1 The application site lies well within the main urban area of Baldock, being within the town centre and makes use of an existing building on previously developed land. In accordance with Policies SP1 and SP2 of the Local Plan, the principle of residential development is acceptable, subject to all other material considerations.
- 6.2 In regard to the National Planning Policy Framework (NPPF), this overarching policy Framework states a presumption in favour of sustainable development. The following section demonstrates how the development would constitute sustainable development.

7. Sustainable development

- 7.1 The NPPF is clear in that there are three dimensions to sustainable development: economic, social and environmental.

Environmental objective

- 7.2 In terms of the environmental objective and access to services, there are sustainable transport options available to the proposed new occupiers and they would not be reliant upon the private vehicle, to access everyday needs and services. There is a frequent local bus service through Baldock, connecting to other towns and villages for either occupiers to travel, or for visitors to travel to the development. By walking and cycling modes, occupiers can access the plentiful amenities of Baldock town including shops, supermarket, schools, parks with children's play equipment and sports facilities, gymnasium, employment areas, the train station, doctors surgeries, public houses, places of worship, community centre and an array of cafes and restaurants.



- 7.3 Therefore, it is considered the occupiers of the development would not be at all reliant upon the private vehicle to access everyday needs, with the site being a highly sustainable location and a short walk to the plentiful local facilities and amenities. The environmental objective of sustainable development would therefore be clearly satisfied in this case.

Social objective

- 7.4 Assessed against the social objective, the development will not only ensure that it will enhance and maintain the vitality of Baldock but also of services and amenities in the wider area of the District. The social connections of being in an already urban and vibrant part of the District, would result in a high quality social environment for occupiers and visitors of the development. The plethora of social activities in and around the town can be easily accessed by occupiers. The social objective would therefore also be clearly satisfied in this case.

Economic objective

- 7.5 The economic objective brings benefits for the local labour force and various companies during the conversion works and thereafter Council Tax and New Homes Bonus will be triggered, as economic benefits of the scheme. The long term benefits to the local economy would be plentiful, being so close to the local businesses and services of the town, to be used by the occupiers and visitors of the scheme.
- 7.6 Overall, the three objectives of sustainable development, as prescribed by the NPPF, are considered to be fully met by the development. The scheme is also therefore in accordance with Policy SP1 of the emerging Local Plan.



8. Loss of service or community facility

- 8.1 The current use of the building is a hotel and restaurant but has not operated as this for several years, due to a significant down turn in demand. Permission was granted for conversion to 14 apartments. In the interim since this permission, the building was granted temporary permission for sheltered housing accommodation, which ended in December 2025. This provided an interim use for the building and was brought about by a request from the Local Authority, to use the building for this sheltered housing accommodation.

Unviable current use

- 8.2 The viability of the current hotel and restaurant use of this grade II listed building, has been impacted upon ever since the arrival of a new Travelodge and Premier Inn in Letchworth several years ago. As such, finding an alternative suitable and ideally optimum viable use for this building is important. The opening of these two other major hotel options in the local area, meant an overnight reduction in business for Templars Hotel. As part of the application for the 14 apartments, the company accountant provided the latest summary of trading accounts for Templars and an advisory letter to close the business due to the loss making situation.
- 8.3 It was accepted that the use of the building as a hotel and ancillary restaurant was unviable and is highly unlikely to reverse the decline in custom and would continue to make a loss. With the local hotel accommodation options and similar facilities being available throughout the town, of public houses and restaurants, it is considered there would be no harm to the vitality of the town centre from the change of use to residential use. Just as was concluded in the 2020 application and permission for 14 apartments.



9. Living conditions for occupiers

- 9.1 In regard to this key issue, the proposal would provide a high standard of residential amenity and living conditions for its occupiers. All proposed dwellings would meet or exceed the minimum internal space standards as prescribed by the DCLG Technical housing standards - nationally described space standard – March 2015. For 1 bedroom 1 person units, 37 square metres are required. For 1 bedroom 2 person units, 50 square metres are required. For 2 bedroom 3 person units, 61 square metres are required. This is shown in the full table from the Technical housing standards below.

Table 1 - Minimum gross internal floor areas and storage (m ²)					
Number of bedrooms(b)	Number of bed spaces (persons)	1 storey dwellings	2 storey dwellings	3 storey dwellings	Built-in storage
1b	1p	39 (37) *			1.0
	2p	50	58		1.5
2b	3p	61	70		2.0
	4p	70	79		
3b	4p	74	84	90	2.5
	5p	86	93	99	
	6p	95	102	108	
4b	5p	90	97	103	3.0
	6p	99	106	112	
	7p	108	115	121	
	8p	117	124	130	
5b	6p	103	110	116	3.5
	7p	112	119	125	
	8p	121	128	134	
6b	7p	116	123	129	4.0
	8p	125	132	138	

Figure 9 – Minimum floorspaces of the National described space standard



9.2 The following table shows the floorspaces of each unit:

Unit number	Gross Internal Area (Sqm)
Unit 1 – 2 bed, 3 person	72
Unit 2 – 1 bed, 1 person	45
Unit 3 – 2 bed, 3 person	70.2
Unit 4 – 1 bed, 2 person	50
Unit 5 – 1 bed, 1 person	44.3
Unit 6 – 1 bed, 1 person	42.4
Unit 7 – 1 bed, 2 person	50.2
Unit 8 – 1 bed, 2 person	77.5

Figure 10 - Table of proposed dwelling floorspaces

9.3 The proposed dwellings as self-contained apartments, would therefore meet or exceed the minimum floorspace standards, prescribed at the national level. All bedrooms would exceed the minimum width and floor area for primary double or single occupancy bedrooms and any additional single bedrooms for the two bedroom units. In order to provide two bed spaces, a double (or twin bedroom) has a floor area of at least 11.5m² and one double (or twin bedroom) is at least 2.75 metres wide and every other double (or twin) bedroom is at least 2.55 metres wide.

9.4 The open plan living, kitchen / diner areas would provide light and modern day living spaces. Integrated storage areas are included to all units meeting the minimum standards, with sufficient circulation space provided throughout. A high standard of natural light and outlook would be provided to all units of the scheme.

9.5 In regard to amenity space, the first floor flat roof area would be landscaped with raised planters, giving an attractive amenity space and outlook for occupiers, whilst providing further privacy between apartment windows.



Then the second floor two bedroom flat would have a square area of roof terrace amenity space.

- 9.6 All occupiers would also have use of the open air ground floor courtyard to the side of the building. The site is also proximate to easily accessed public open space of the town, as Avenue Park is located just 450 metres from the site (Google Maps distance calculated). Overall, the layout and amenity for occupiers would be of a high standard and in accordance with the Local Plan and Section 12 of the NPPF.

Noise Assessment

- 9.7 As part of the application and permission for 14 apartments, an acoustic and mitigation assessment was carried out, principally in regard to the proximity of the site to the adjacent vehicle sales and repair premises. This has been submitted in the supporting documents, as the circumstances are exactly the same for the site surroundings.
- 9.8 The Assessment was based on a 'worst case' scenario in regard to the adjacent vehicle repairs and sales premises of Brown & Gammons. The premises has five roller shutter doors and the assessment models noise emanating from these all five doors, in an open position, all at once. This of course would rarely or likely ever happen in practice. The business there is largely sales related as an MG specialist and is not a typical bodyshop workshop or MOT testing / repair centre, for example. Therefore, the general noise level from the business, of which operates during daytimes only, is not considered to be significant in its impact upon the surroundings.
- 9.9 The Assessment recommends mitigation of a glazing specification for the upgrading of the current window frames, which has already been carried out under the previous consent.



9.10 The Assessment concludes as follows, *"The assessment has demonstrated that acceptable internal ambient noise levels can be achieved at the site, as per the guidance and standards set out by WHO and BS 8233. Acceptable internal ambient noise levels can be achieved by implementing the proposed scheme of mitigation"*.

9.11 In regard to sound proofing in between apartments, two documents are provided. An acoustic floor batten system would be installed where required and soundproofing between walls and floors installed, as detailed by Custom Audio Design documents, which are submitted for information.

10. Impact upon neighbouring living conditions

10.1 With regard to any impact of the development upon the living conditions of neighbouring occupiers, there would be no adverse impact. There would be no changed impact from the hotel use to residential dwellings. As such, no harm would be caused to the living conditions of any properties in terms of loss of light, outlook, privacy or dominance. The proposal complies with Policy D3 of the Local Plan and with Section 12 of the NPFF.

11. Design and appearance

11.1 In regard to the external design and appearance, there are none required as the required minor external alterations to facilitate the conversion works to the proposed 8 apartments, has been carried out under the former permission for 14 apartments.

12. Heritage Statement

12.1 The following section addresses the impact upon the heritage assets of the scheme. In this case these are the host listed building, nearby listed buildings and the Baldock Conservation Area. In regard to the heritage context of the site and its surroundings, No.20 High Street is grade II listed and is located



within the Baldock Conservation Area (both Designated Heritage Assets). The list entry (dated 15.08.1974) reads as follows:

“Early C19 front. Stucco, old tiled roof behind parapet and cornice. 2 storeys, rusticated ground floor, first floor band and 3 sash windows, 1 triple light, all with glazing bars. C19 shop bay window, altered, and segmentally arched shop window on left.

The Council Buildings, Nos 6, 6A, 8, 10, 10A, 12, 14, 14A, 14B, 14C, 16, 20, 24, 24A, 26, 32 to 42 (even), Gateway and Wall in front of Wynne's Almhouses. Nos 46, 46A and 48 to 52 (even) form a group”.

- 12.2 The significance of the host listed building is that it is an early 19th Century, wide fronted building, which is quite prominent in the street scene of this part of the High Street, despite the significant set back position of all buildings along this section. The building was originally two separate buildings of Nos. 20 and 22 but has been amalgamated as one overall building and use for many decades. The more substantial part being No. 20, used to comprise a coach company booking office to the left hand half and a café to the right hand half.
- 12.3 The internal works required would not be harmful to any features of significance. The removal of internal walls concern only modern stud partitions. Therefore, there would be no harm to the significance or special character features of this listed building. Likewise, the works and use of the building as residential apartments, would have no impacts upon the Baldock Conservation Area or nearby listed buildings.
- 12.4 It is therefore considered that the sensitive internal conversion of this building, together with completion of the minor external repairs to existing facades, is entirely acceptable and would cause no harm to the significance or setting of the host listed building, any nearby listed buildings, nor the character and appearance of the Baldock Conservation Area.



- 12.5 The scheme is therefore considered to satisfy the provisions of Sections 16(1), 66(1) and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and, Policy HE1 of the North Hertfordshire Local Plan, along with the aims of Section 16 of the NPPF.

13. Access, parking and cycle provision

- 13.1 In regard to access of the proposed development, occupiers and visitors would enter the ground floor through the two entrance doors and take the staircases up to the first or second floors.
- 13.2 In regard to parking provision, the Council's adopted Supplementary Planning Document (SPD) for Parking at New Development, requires that residential schemes provide vehicle parking on the basis of a minimum standard of 1 space per dwelling for one bedroom dwellings and 2 spaces for two bedrooms or more. Visitor parking is required at a ratio of 0.25 spaces per unit. Cycle parking should be provided at 1 secure covered space per dwelling. The SPD does allow for exceptions as follows:

"Reductions will be considered only in exceptional circumstances e.g. very small scale conversion of buildings for small number of residential units in town centre)"

- 13.3 In regard to this above wording of the SPD, the circumstances of the proposal are indeed exceptional. It is considered that this highly sustainable location, being so close to all the everyday amenities and facilities in Baldock town centre, including the train station, can justify zero parking provision in this case. Moreover, being for flatted development and not for general family sized housing, the need for a vehicle by occupiers is likely to be considerably minimised, with excellent commuter links by train and bus, accessed near to the site.



- 13.4 With there also being on street parking restrictions in the immediate vicinity of the site, there would be no impact upon the safe and free flow of the local highway network. In accordance with the NPPF, *“Development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe”*. There is considered to be no harmful impact at all from the development, let alone a severe impact, in this highly sustainable town centre location.
- 13.5 However, the SPD also states that a reduction to the standards is considered when there is publicly available off street parking within two minutes walk of the site. This is indeed the case as there are many spaces directly outside the building, between it and the highway of the High Street. In addition, there are many more public parking spaces throughout the town centre in linear spaces.
- 13.6 For cycle space provision, a secure cycle store would be located to the side courtyard as denoted on the ground floor plan, as approved condition details of the previous permission. This would provide at least 8 cycle spaces, as a minimum of one cycle space per dwelling, in accordance with the SPD.
- 13.7 In summary, access, parking and cycle provision are therefore considered to be acceptable for the proposal in this highly sustainable location, causing no harm to the safe and free flow of the local highway network, or upon highway safety.

14. Waste and recycling

- 14.1 Occupiers would store household waste and recycling in the proposed refuse store located at the end of the side courtyard area, as shown on the Proposed floor plans. This store is of sufficient size to accommodate the correct combination of recycling and residual waste capacity, as required by the Council advice for flatted developments.



- 14.2 Staff of the appointed management company will drag the bins to the front of the side passage on collection days. This would then be within the permitted drag distance for collection staff. The bins would then be returned to the secure bin store after collection, by the management company. This same arrangement was acceptable on the 14 apartments permission. The collection of waste and recycling is therefore considered to be acceptable for the proposed development of these 8 dwellings.

15. Affordable housing and planning obligations

- 15.1 In regard to affordable housing provision, this is not required for this sized scheme. Also, it is understood that no planning obligations are applicable for this sized scheme.

16. Housing need and making effective use of land

- 16.1 As part of the NPPF, it continues to stress that it is necessary for Local Authorities to identify their housing needs and provide sufficient land to meet this as a five year supply of housing land.
- 16.2 The Council is currently unable to demonstrate a five year supply of housing land, at just 2.6 years. The absence of a five year supply is a material consideration that carries significant weight, when considering a proposal for residential development in a sustainable location such as the application site.
- 16.3 Furthermore, the NPPF supports the development of small and medium sized sites, stating *'they can make an important contribution to meeting the housing requirement of an area, and are often built-out relatively quickly'*. To promote the development of a good mix of sites, the NPPF states that Local Planning Authorities should:



“a) identify, through the development plan and brownfield registers, land to accommodate at least 10% of their housing requirement on sites no larger than one hectare; unless it can be shown, through the preparation of relevant plan policies, that there are strong reasons why this 10% target cannot be achieved;

b) use tools such as area-wide design assessments and Local Development Orders to help bring small and medium sized sites forward;

c) support the development of windfall sites through their policies and decisions – giving great weight to the benefits of using suitable sites within existing settlements for homes; and..”.

16.4 The application site is less than one hectare in size and therefore represents a small windfall site, the development of which would fully accord with criterion a) and c) above.

16.5 In addition, Section 11 of the NPPF, specifically concerning ‘The effective use of land. This states that planning decisions should,

“a) encourage multiple benefits from both urban and rural land, including through mixed use schemes and taking opportunities to achieve net environmental gains – such as developments that would enable new habitat creation or improve public access to the countryside;

b) recognise that some undeveloped land can perform many functions, such as for wildlife, recreation, flood risk mitigation, cooling/shading, carbon storage or food production;

c) give substantial weight to the value of using suitable brownfield land within settlements for homes and other identified needs, and support appropriate opportunities to remediate despoiled, degraded, derelict, contaminated or unstable land;

d) promote and support the development of under-utilised land and buildings, especially if this would help to meet identified needs for housing where land supply is constrained and available sites could be used more effectively..”



- 16.6 The development would indeed involve multiple benefits through the provision of 8 dwellings towards much needed housing in the District and, the economic benefits to the town, the wider District and, to the Council directly, as on going future benefits.
- 16.7 Therefore, this policy emphasis should be given substantial weight in the consideration of this proposal, particularly given the housing land supply deficit in the District.

17. Conclusion and planning balance

- 17.1 In summary of the proposal, the current use as a hotel and restaurant has been unviable for a significant period of time before it then closed and cannot operate as it once did. The proposal would make a valuable contribution to the District's existing housing stock and Local Plan housing provision, contributing to the supply of housing land, as a windfall site.
- 17.2 The development would constitute highly sustainable development, with occupiers not being at all reliant upon the private vehicle, would have excellent access to social amenities and day to day services of Baldock and, would contribute to the local economy of the town and the wider District.
- 17.3 There would be no harmful impact upon the living conditions of any neighbouring occupiers. The proposal would provide a good layout of apartments and would provide a high standard of residential amenity for its occupiers.
- 17.4 The development would not result in any severe impact upon the local highway network, in terms of on street vehicle parking. The highly sustainable location means that occupiers and visitors would not require a car to access the proposed dwellings, being well served by bus routes and the train station, as well as the numerous town centre facilities.



- 17.5 The development would preserve the setting and significance of the host listed building, nearby listed buildings and, the character and appearance of the Conservation Area. Consequently, there would be no harmful impact upon heritage assets and, the scheme does not conflict with any provisions of the Local Plan, or Section 16 of the NPPF.
- 17.6 The scheme makes adequate provision for storage and collection of waste and recycling, meeting the Local Authority requirements, with the appointed management company bringing bins to the site frontage and returning them back to the dedicated store.
- 17.7 Given the above considerations, it is concluded that in the planning balance of the material considerations and assessment of benefits and harm, there would be no harm from the sensitive conversion of this building, which is unviable in its current use. There is a clear and substantial benefit of providing 8 dwellings as a valuable contribution towards the District's vastly deficient housing land supply, within this highly environmentally, socially and economically sustainable location.
- 17.8 There are therefore no identified elements of harm from the proposal, to 'significantly and demonstrably outweigh the benefits' of this scheme. The proposal is not considered to conflict with any specific policies of the NPPF. The proposal is therefore compliant with Policies of the North Herts Local Plan, supplementary guidance and with the provisions of the National Planning Policy Framework. As such, the development is fit for the grant of planning permission and listed building consent accordingly.

