

CONSULTATION RESPONSE FOR APPLICATIONS WITH ENFORCEMENT INTEREST

APPLICATION REFERENCE	25/00090/FP
APPLICATION ADDRESS	22 High Street, Kimpton, Hitchin, Herts SG4 8RJ
APPLICATION DESCRIPTION	Change of Use and conversion of former White Horse PH to a mixed use comprising a single residential dwelling (Use Class C3), and micropub (Sui Generis). External annexe for garage and studio ancillary to the main dwelling. Demolition of the existing rear shed, lean-to, and rear portions of the property. Structural works, replacement floors walls, subdivision and replacement of the main roof and existing windows, internal alterations, servicing, and rear extensions to facilitate these changes.
CASE OFFICER	Tom Rea
ENFORCEMENT REFERENCE	23/00102/1ENF
ALLEGED BREACH	Deterioration of Listed Building (Former Pub)
CASE OFFICER	Christella Menson
CONFIDENTIAL COMMENTS NOT FOR PUBLICATION	
The planning authority has been in receipt of complaints regarding the unsatisfactory condition of the Grade II listed building which has been allowed to deteriorate such that the exterior is need of attention and is causing harm to the amenity of the local area. There is also concern that the interior of the building is being allowed to deteriorate but the extent of this is unknown and access to the building is not available. The premises has been viewed by the Senior Conservation Officer who has confirmed the exterior condition of the listed building in a letter to the owner of 07 July 2023 as being of concern because of the condition of the paintwork to window and door joinery, vegetation at the rear and the defective rainwater goods at the rear. It is understood that no works have been carried out to remedy any of the issues raised by the Conservation Officer and the building is being allowed to continue to deteriorate and adversely affect the listed building and visual amenity of the surrounding area. Enforcement Officers seek to establish whether the proposal will address the matters identified to be of concern to preserve the listed building. However, the requirements would not extend to bringing the building back into use.	

Should Officers be minded to approve the application, please can you liaise with Planning Enforcement to agree appropriate timescales for the necessary works to be undertaken by way of condition. However, should the decision be to refuse the application, please can you advise so that Planning enforcement can resurrect communications with the owner to secure the preservation of the building envelope by way of repairs to the roof and new rainwater goods, as well as any internal works that are considered to be urgent.

Please can you advise of the decision, so that the planning enforcement case can be updated and appropriately progressed or monitored.

Officer Notes by: Christella Menson – Conservation & Enforcement Team Leader

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