



FAO: Planning Department,
North Herts Council

Ref: 24/02568/FP & 24/02569/LBC
Date: 25/02/2025

BUILT HERITAGE ADVICE

Dear Sir / Madam,

RE: Vintage Court Hitchin Street Baldock Hertfordshire SG7 6AQ- Updated Response

Built Heritage Advice pertaining to an application for: Insertion of fire escape door to northeast elevation following removal of existing window

The property is a Grade II listed building, the main house is sixteenth or seventeenth century with a late eighteenth century red brick front. The application relates to the Doctors Cottage, which is a smaller attached section to the rear, forming part of a courtyard around Vintage Court.

This is a second consultation response light of a submission of additional information by the applicant on 20/02/2025.

The initial conservation response raised concerns regarding loss of original fabric, material alteration to the external appearance of the property and lack of information about alternative options.

Further information has been submitted comprising historic floor plans and evidence of previous alterations to the external façade. In addition, information on alternative options has been submitted and it is considered that they would have a greater impact than the initial proposal.

However, it is not clear if the building is timber framed - harm to a timber framed structure could result in harm to the significance of the listed building overall.

A condition should be attached requiring that: exploratory opening up works should be undertaken prior to the main works and that if any timber-framing is discovered that would be impacted by the proposal, works should cease and the local planning authority be notified in writing.

Subject to a condition that covers this point there is no objection to the proposal.

This response has been made in the context of Sections 16 (2) and 66 (1) of the of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Chapter 16 of the National Planning Policy Framework (NPPF).

Yours sincerely,

David Buckley BA (Hons) MA MRTPI IHBC
Historic Environment Team
Place Services

Note: This letter is advisory and should only be considered as the opinion formed by specialist staff in relation to this particular matter

