

CONSERVATION TEAM CONSULTATION APPLICATION RESPONSE

APPLICATION REF:	26/00175/LBC
CASE OFFICER:	HS
APPLICATION SITE:	24A Bucklersbury, Hitchin, Hertfordshire, SG5 1BG
DESCRIPTION OF WORKS:	Internal and external alterations.

RECOMMENDATION:

I previously commented under refs: 25/01124/FP & 25/01125/LBC on 26 June 2025 raising no objection.

This proposal is not too dissimilar, and I raise **NO OBJECTION** on the basis that the proposal will satisfy the provisions of Sections 16(2) and 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and the aims of Section 16 of the NPPF and Policy HE1 of the North Hertfordshire Local Plan 2011-2031.

SHORT SUMMARY:

Impact on listed building's special character and its setting

The impacts on the listed building are relatively minor.

Impact on character and appearance of the conservation area –

The impacts on the Hitchin Conservation Area (HCA) are relatively minor.

Harm, preserve or enhance.

The proposal will have a neutral impact on the building's significance and will not harm the character or appearance of the HCA.

SITE CONTEXT:

24 Bucklersbury is grade II listed and is in the HCA. The building and area are Designated Heritage Assets for the purpose of applying the aims of Section 16 the National Planning Policy Framework (NPPF). The list entry can be found at the following link:

<https://historicengland.org.uk/listing/the-list/list-entry/1102197?section=official-list-entry>

DETAILED ANALYSIS AND CONSIDERATIONS:

The key heritage issues are to consider the impact of the proposal upon:

- The special character of this listed building,
- The character and appearance of the HCA.

The following is noted in the submitted Design and Access Statement:

5.2 Overview

The proposals broadly comprise the following:

External alterations:

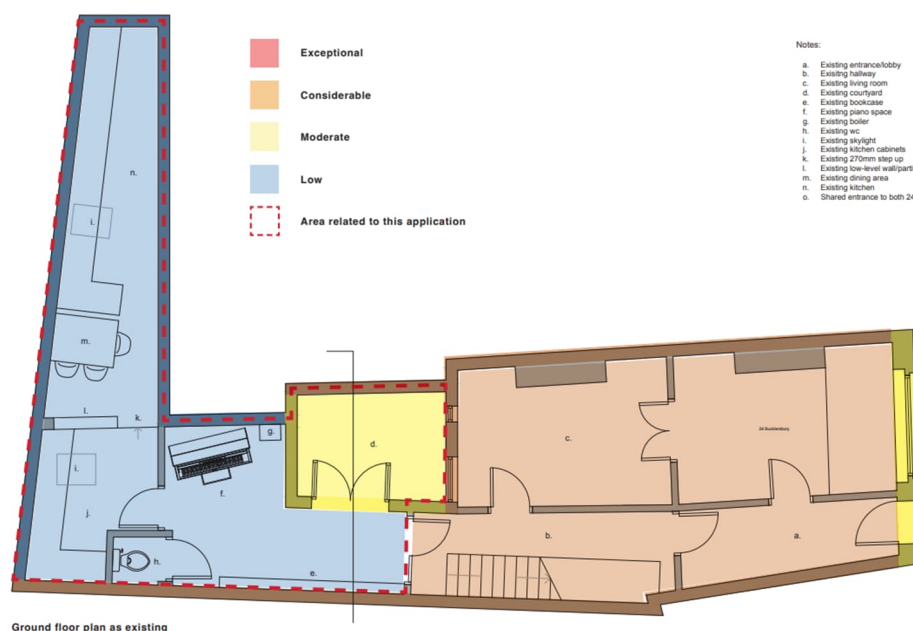
- Alteration of the existing courtyard, including the removal of the existing wall and existing French doors facing the courtyard, to be replaced with new glazed bi-fold and sliding doors and new column to support existing beam.
- New landscaping for the courtyard
- Installation of a new rooflight to the existing single-storey section at the rear of the building. (Not visible from the public)
- Replacement of existing fibre cement roofing to corrugated metal roof and future installation of solar panels to the rear section of roof.

Internal alterations:

- Relocated and new fitting for WC and boiler
- Removal of the existing internal wall to open the space for new sitting area and kitchen space.
- New fitting/bookshelf alongside of the hallway.

Fig 2.4 below in the DAS is helpful in establishing the building's significance and with which I concur.

2.6 Level of Significance



Although some of the works affect an area considered as possessing moderate significance, I can also confirm that I agree with the assessment provided at pages 19 & 20 of the submitted DAS regarding each intervention proposed.

HERITAGE POLICY ASSESSMENT:

Planning (Listed Building and Conservation Areas) Act 1990:

Sections 16(2) – LBC only, 66(1) – FP only and 72(1) – LBC and FPH

North Hertfordshire Local Plan 2011-2031:

Policy HE1

NPPF (December 2024):

The following paragraphs are relevant:

- **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*).

CONCLUSION:

The areas affected by the proposal possess low or moderate significance (see 2.6 of DAS). This proposal is clearly set out and well-articulated and there is no need to seek amendments and I do not see the need in heritage terms to impose any conditions other than the standard 3-year condition.

I conclude that I find this proposal **UNOBJECTIONABLE**.

OFFICER: Mark Simmons

DATE: 16/04/2026