

DELEGATED FILE NOTE

CASE OFFICER: ...Andrew Hunter.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
24/02425/LBC	Alterations to basement and access staircase. Replacement roof including rooflight above existing wc/utility room, refurbishment of rear dormer window, replacement of existing rear conservatory roof, replace cowl to chimney. Internal and external alterations (renewal of previously approved listed building consent 20/01232/LBC granted 26.11.2020)	72 Tilehouse Street Hitchin Hertfordshire SG5 2DY

Submitted Plan Nos

1614 -10a 1614 -11a

1.0 Policies

HE1	Designated heritage assets
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SECN16

Conserve + enhance historic environment

SP13

Historic environment

2.0 **Relevant Site History**

- 2.1 20/01232/LBC - Alterations to basement and access staircase. Replacement roof including rooflight above existing utility room, refurbishment of rear dormer window, replacement of existing rear conservatory roof, replace cowl to chimney and internal alterations (amended by plans received 04/11/20) – Approved 26/11/20.
- 2.2 20/01231/FPH - Replacement roof including rooflight above existing utility room, refurbishment of rear dormer window, replacement of existing rear conservatory roof, replace cowl to chimney (amended by plans received 04/11/20) – Approved 26/11/20.
- 2.3 90/00127/1LB - Single storey rear conservatory following demolition of existing single storey rear extension and internal alterations (as amended by plan received 11th July 1990) – Approved 06/08/90.
- 2.4 90/00126/1 - Single storey rear conservatory extension (as amended by plan received 11th July 1990) – Approved 06/08/90.

3.0 **Representations**

- 3.1 **Conservation Officer** – Considering that I raised no objection to appn ref: 20/01232/LBC as amended by plans received 04/11/20 and that these applications are essentially a renewal of that previously approved scheme (permission and consent lapsed on 26.11.2023) it is considered that the scheme will not harm the listed building's special character or harm the character or appearance of the Hitchin Conservation Area. I, therefore, raise **NO OBJECTION** on the basis that the proposal will satisfy the provisions of Sections 16(2) (LBC only), 66(1) (FPH only) and 72(1) (both) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and will satisfy the aims of Section 16 of the NPPF and Policy HE1 of the North Hertfordshire Local Plan 2011 - 2031.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

- 4.1.1 The site is a two storey terraced dwelling with a pitched roof that is Grade II listed. The site is in central Hitchin in an area near the town centre but has a residential character. The site is in a Conservation Area, and there are other listed buildings near the site.

4.2 **Proposal**

4.2.1 The proposal is for new double glazing to an existing rear conservatory, replacement roof and window for a rear dormer, a replacement flat roof and new rooflight to a single storey rear projection, a replacement chimney cowl, internal alterations to a staircase to a basement and to the basement itself, and the upwards extension of an SVP.

4.2.2 The application was accompanied by parallel planning application 24/02424/FPH.

4.3 **Key Issues**

4.3.1 The key material considerations are whether the proposal is acceptable on heritage grounds regarding its impacts on the significance of the listed building as a designated heritage asset. This is set out in Section 16 (2) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

4.3.2 On the basis of the comments from the Conservation Officer, the proposed works are considered sympathetic to and in keeping with the special significance and character of the listed building. Further details of some of the works will be required by condition as recommended by the CO. The proposal is also essentially a renewal of previous consent 20/01232/LBC, which is a significant material consideration.

4.3.3 It is not considered that the application harms the significance of the designated heritage asset the subject of this application. The impacts of the proposal on the character and appearance of the building and its significance as a designated heritage asset are therefore considered acceptable. The proposal complies with Policies SP13 and HE1 of the Local Plan, and Section 16 of the NPPF.

4.4 **Conclusion**

4.4.1 The proposed works are therefore considered to preserve the significance of the listed building as a designated heritage asset.

5.0 **Recommendation**

5.1 To **GRANT** listed building consent subject to the following conditions:

1. The work to which this consent relates shall be begun by not later than the expiration of the period of 3 years from the date of this notice.

Reason: To comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. Notwithstanding approved drawing no. HET 1614/10 Rev A, the down-stand beam in the basement in the vicinity of the top of the new basement staircase shall not be altered unless otherwise agreed and approved in writing by the Local Planning Authority.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of this grade II listed building under Section 16(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990. To comply with Policy HE1 of the Local Plan.

3. Notwithstanding approved drawing no. HET 1614/11 Rev A, the new windows to the replacement dormer shall be manufactured in timber with flush casements and no trickle vents and the glazing bar profile shall match as closely as possible that of the glazing bars to the first floor window on the rear elevation unless otherwise agreed and approved in writing by the Local Planning Authority.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of this grade II listed building under Section 16(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990. To comply with Policy HE1 of the Local Plan.

Signed  Sam Dicocco Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 20 February 2025	