

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
24/02424/FPH	Replacement roof including rooflight above existing wc/utility room, refurbishment of rear dormer window, replacement of existing rear conservatory roof, replace cowl to chimney. Alterations to fenestration (renewal of previously approved planning permission 20/01231/FPH granted 26.11.2020)	72 Tilehouse Street Hitchin Hertfordshire SG5 2DY

Submitted Plan Nos

1614 -10a 1614 -11a

1.0 Policies

D1 Sustainable design

D2 House exts, replcmnt dwellings outbuild

D3 Protecting living conditions

HE1 Designated heritage assets

SECN12 Achieving well-designed places

SECN16 Conserve + enhance historic environment

SP13 Historic environment

SP9 Design and Sustainability

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, and the upwards extension of an SVP.
- 4.2.2 The application was accompanied by parallel listed building consent application 24/02425/LBC.

4.3 **Key Issues**

- 4.3.1 The key material considerations are design and heritage, and neighbour amenity.

Design and heritage

- 4.3.2 The application site is a Grade II listed building, which is a designated heritage asset. Section 66 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that where considering whether to grant planning permission for development which affects a listed building or its setting special regard shall be had to the desirability of preserving the building or its setting or any features of special architectural interest which it possesses. The proposal therefore needs to be assessed as to whether it would harm its setting and significance.
- 4.3.3 The proposed works, on the basis of the comments from the Conservation Officer, are considered sympathetic to and in keeping with the special significance and character of the listed building. It is not considered that the application harms the setting and 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 is also essentially a renewal of previous consent 20/01231/FPH, which is a significant material consideration.
- 4.3.4 No concerns have been raised by the Conservation Officer regarding impacts on the settings and significance of other listed buildings near the site, or to the significance of the Conservation Area the site is within, which are all designated heritage assets. The proposal does not conflict with Section 72 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

- 4.3.5 The proposal conversion will be small in size and scale, will maintain the appearance of the dwelling, and is not considered harmful to the character and appearance of the dwelling and locality. The design and impacts on the heritage asset is therefore acceptable. The proposal complies with Policies D1, D2 and HE1 of the Local Plan, and Sections 12 and 16 of the NPPF.

Neighbour amenity

- 4.3.6 The proposed alterations will not materially enlarge the existing dwelling or introduce new openings that would result in loss of privacy. The proposal is also essentially a renewal of previous consent 20/01231/FPH, which is a significant material consideration given that the layouts of nearby dwellings are similar to when the 2020 application was approved. Impacts on amenity are considered acceptable. The proposal complies with Policy D3 of the Local Plan.

4.4 **Conclusion**

- 4.4.1 In the absence of material planning reasons to the contrary it is my view that planning permission is **GRANTED**.

5.0 **Recommendation**

- 5.1 That planning permission be **GRANTED** subject to the following conditions:

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out wholly in accordance with the details specified in the application and supporting approved documents and plans listed above.

Reason: To ensure the development is carried out in accordance with details which form the basis of this grant of permission.

Proactive Statement:

Planning permission has been granted for this proposal. Discussion with the applicant to seek an acceptable solution was not necessary in this instance. The Council has therefore acted proactively in line with the requirements of the Framework (paragraph 38) and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015.

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