

DELEGATED FILE NOTE

CASE OFFICER: ...Tricia Craggs.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/00948/LBC	Replacement of single storey roof slates	97 - 98 Bancroft Hitchin Hertfordshire SG5 1NQ

Submitted Plan Nos

Location plan 1136 - PL02 1136 - 01

1.0 Policies

HE1 Designated heritage assets

SECN16 Conserve + enhance historic environment

2.0 **Site History**

2.1 Although not the most recent planning history the following is most relevant:

90/00382/1

Erection of single storey rear extension following partial demolition of existing extensions - CON 21.06.1990

3.0 **Policies**

3.1 Section 16: Conserving and enhancing the historic environment of the National Planning Policy Framework (July 2021). Relevant paragraph numbers at Section 16 are as follows: 197, 199, 200 and 202.

Policy HE1 of the North Hertfordshire Local Plan 2011-2031.

4.0 **Representations**

4.1 **Press & site notices** – No comments received.

5.0 **Planning Considerations**

5.1 **Site and Surroundings**

5.1.1 97-98 Bancroft is located with the Hitchin Conservation Area.

The list entry is as follows:

5255 BANCROFT (East Side) Nos 95 to 98 (consec) TL 1829 SE 4/12 13.4.51. II 2. C17 plaster house of 2 storeys, the upper floor overhanging. Steep tiled roof. Ground floor, 4 simple modern shop bay-windows; upper floor, 5 small sashed window in broad projecting frames, vertical glazing bars. Nos 91 to 93 (consec). Nos 95 to 103B (consec) and Nos 105 to 109 (consec) form a group. Listing NGR: TL1855329455

5.2 **Proposal**

5.2.1 The application is described as:

Replacement of single storey roof slates.

It should be noted that this affects the rear of the property only.

5.3 Key Issues

5.3.1 The main issue is to consider the impact of the works on the special character of the listed building and upon the Hitchin Conservation Area.

**5.3.2 Guidance on Alterations to Listed Buildings
IHBC Toolbox Guidance Note GN2021/1 - January 2021**

5.3.3 ***A building derives much of its character and appearance from its roof. Roofs often contain the oldest and least altered parts of a building. Alterations should respect what survives in its original form and any later positive evolutionary changes of definite quality should also be retained and not altered.***

A building derives much of its character and appearance from its roof. Roofs often contain the oldest and least altered parts of a building. Alterations should respect what survives in its original form and any later positive evolutionary changes of definite quality should also be retained and not altered.

The removal of unsympathetic past alterations such as an ill-proportioned mansard or additional floor should be encouraged but this should always be based upon firm evidence of the original state of the roofs and any associated features such as parapets, dormers and chimneys, etc. Photographic records and plans in national or local archives may provide the necessary evidence in support.

Impact on the listed building

5.3.4 The existing slate tiles on this rear extension are failing and their replacement is required to ensure the longevity and structural integrity of the listed building.

5.3.5 The proposed replacement of all roofing materials to include battens, breathable felt and natural slates are considered appropriate and will not cause harm to the significance of this listed building.

5.3.5 The applicant has stated that as many existing slates will be reused and any new slates will match existing.

5.3.4 The proposal is located to the rear of the building and would not be visible from the public domain and therefore has no impact on the character of the conservation. Notwithstanding this the materials to be used are considered appropriate.

5.4 Alternative Options

5.4.1 None.

5.5 Pre-Commencement Conditions

5.5.1 None applicable.

5.6 **Conclusion**

5.6.1 It is considered that the proposal will not occasion harm to the listed building's special character or harm the character or appearance of the Hitchin Conservation Area. The proposal, thereby, satisfies the provisions of Sections 16(2) and 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, the aims of Section 16 of the NPPF and the aims of Policy HE1 of the North Hertfordshire Local Plan 2011-2031.

6.0 **Recommendation**

6.1 I recommend that listed building consent be **GRANTED**.

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.

Signed  Anne McDonald	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 4 June 2025	