

DELEGATED FILE NOTE

CASE OFFICER: ...Tom Rea.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/01124/FP	Insertion of rooflight to the existing rear roof pitch facing the existing integrated courtyard, installation of bi-fold glazing doors and sliding doors to the courtyard. Replacement of the existing corrugated fibre-cement roof.	24A Bucklersbury Hitchin Hertfordshire SG5 1BG
<u>Submitted Plan Nos</u>		
230_001 230_002 Rev A 230_003 230_004 230_020 230_021 Downtakings 230_023 230_024		

1.0 **Policies**

D1 Sustainable design

D3	Protecting living conditions
HE1	Designated heritage assets
SECN16	Conserve + enhance historic environment

2.0 **Site History**

2.1 None relevant

3.0 **Representations**

3.1 NHDC Conservation officer – no objections – comments are summarised as follows:

‘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.’

3.2 Historic Environment Advisor – ‘No comment to make’

3.3 Site Notice/ neighbouring occupiers: Letter of support from occupier of No. 27A Bucklersbury.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 Dwelling and shop unit located on the west side of Bucklersbury. Grade II listed.

4.2 **Proposal**

- 4.2.1 Insertion of rooflight to the existing rear roof pitch facing the existing integrated courtyard, installation of bi-fold glazing doors and sliding doors to the courtyard. Replacement of the existing corrugated fibre-cement roof.

The application is supported by a DAS which includes a Statement of Heritage Significance

4.3 **Key Issues**

- 4.3.1 The assessment of the proposed alterations is as follows:

4.3.2 Rear rooflight

The proposed rooflight is small, low level and not visible from any public vantage point. It will have no material impact on the historic fabric of the listed building or the wider setting of the Conservation Area.

The DAS concludes:

Impact: This will require the trimming of a number of rafters and the insertion of new timber rafters. The existing slates where the rooflight is proposed, and felt roof membrane would be stripped. All timbers to the other pitch facing to courtyard and the existing ridge and valley beam would be retained. The form of the existing rear pitch would not be altered as a result of the proposals. Significance: Moderate Reversibility: Limited as the alterations will be permanent, the rooflight could be removed and the integrity of the front roof pitch and ridge retained. Mitigation: The existing roof timbers whilst original do not carry a high level of significance, and there is evidence of last century additions, alterations and repairs. Compensation: The new roof alterations are not visible from the public space but will be visible from the adjacent property. The characteristic of the building from the public will be retained

Proposed sliding

The sliding doors replace existing walls in an area of the building that has only moderate significance as noted in the statement of significance. The original courtyard will remain enclosed. The works will not have any significant impact on the historic character of this part of the building.

The DAS concludes:

Impact: The intervention is considered to have a moderate impact on the historic significance of the building. The courtyard is not visible from any public space, which limits the visual impact of the proposed changes. The original party wall and the external wall of the main part of the building are retained in their existing condition, ensuring that the core historic fabric remains unaffected.

Significance: Moderate Reversibility: Visually reversible if required to reinstate a similar finish to the original rendered wall. Mitigation: Although the courtyard is not original, appropriate mitigation measures will be implemented to minimize any potential impact on the heritage asset. Compensation: The installation of the new glazing system will improve thermal insulation and increase natural light within the living spaces, enhancing the comfort and energy efficiency of the building while preserving its historic aesthetic

Replacement of the existing corrugated fibre-cement roof.

The proposal involves replacing the existing modern fibre-cement roofing with a new corrugated metal roof, finished in RAL 6007, to match the colour of the new glazing

The DAS concludes:

Impact: This will involve the removal of the existing modern roofing fabric; however, most of the roofing structure and rafters will remain as existing unless repairs are considered necessary. Significance: Low Reversibility: Limited as the roof alteration is partially permanent; however, it is reversible to put back a similar material and visual. Mitigation: The existing fibre-cement roofing is in modern status, and as there is evidence that the rear part of this building was configured and modified in the last century, this roof does not harm the heritage context. Compensation: The new corrugated metal roof can be seen in the neighbouring context, and this material is versatile within the heritage buildings. The characteristics of the building will remain within the context

I would concur with the assessment as set out in the DAS that the works are considered to be relatively minor in overall terms and there would be a neutral impact on the historic character and setting of the listed building.

4.3.3 BNG

The works are exempt from the need to achieve a 10% net gain in biodiversity

4.3.4 Climate change

By reason of their small scale the proposals will have no significant impact on local climate change.

4.3.5 Impact on neighbouring property

Due to their small scale and limited visual impact the proposed works would have no significant impact on neighbouring property.

4.4 **Conclusion**

4.4.1 The proposals are acceptable in planning terms.

4.5 **Alternative Options**

4.5.1 None applicable

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.

Biodiversity Net Gain

1. This development is not subject to the statutory Biodiversity Gain Plan condition because it is considered exempt under the statutory exemptions (<https://www.gov.uk/guidance/biodiversity-net-gain-exempt-developments>) or transitional arrangements in respect of the biodiversity gain condition.

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  Anne McDonald	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 30 June 2025	