

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
24/01654/FP	Installation of double doors to existing shop front	111 - 112 Bancroft Hitchin Hertfordshire SG5 1LS

Submitted Plan Nos

001 010

1.0 Policies

D1	Sustainable design
D3	Protecting living conditions
HE1	Designated heritage assets
HE3	Non-designated heritage assets
SECN12	Achieving well-designed places
SECN16	Conserve + enhance historic environment
SP9	Design and Sustainability
SP13	Historic environment

2.0 **Relevant site history**

2.1 18/02452/FP - Sub-division of existing shop into two separate units including installation of new shop entrance – Approved 01/11/18.

3.0 **Representations**

3.1 None received.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

- 4.1.1 The site is part of a shop front in a three storey building. The site is Hitchin town centre, where the character is commercial. The site is in a Conservation Area, and the site is also a Building of Local Interest.

4.2 **Proposal**

- 4.2.1 To insert a pair of double doors into the existing shop front, with associated alterations.

4.3 **Key Issues**

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

Design

- 4.3.2 The proposed new doors would be a relatively minor alteration to the shop front and similar to a nearby pair of double doors to the south, and would be integrated appropriately into the wider shopfront. As such, the new doors will be in keeping with the character and appearance of the building.

- 4.3.3 Impacts on the character and appearance of the wider locality will be minimal and acceptable. The proposal will not harm the significance of the Conservation Area under the provisions of S72 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990. The proposal will not harm the building as a non-designated heritage asset. The proposal is of an acceptable design. The proposal complies with Policies D1, HE1 and HE3 of the Local Plan, and Sections 12 and 16 of the NPPF.

Neighbour amenity

- 4.3.4 The proposal will not enlarge the building, and will not result in a harmful intensity of its use or any other adverse impacts. The proposal is not considered harmful to amenity. The proposal complies with Policy D3 of the adopted Local Plan and Section 12 of the NPPF.

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 **APPROVED** 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: 1 October 2024	

