

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
26/00376/LBC	Internal alterations to the loft area, ground floor over basement and basement, remedial works and retention of structural alterations (works already carried out), remedial works to the rear dormer in accordance with the approved Roof Remedial Works Specification, provision of a basement ventilation system, and completion of the commercial unit to a white-box condition.	3, 4 And 5 Bucklersbury Hitchin Hertfordshire SG5 1BB

Submitted Plan Nos

Location Plan 1255-01 Proposed Basement Ventilation Remedial works survey report

1.0 Policies

HE1 Designated heritage assets

SECN16 Conserve + enhance historic environment

2.0 **Site History**

2.1 The most recent and relevant planning history the following is most relevant:

21/01164/LBC

Retain original ground floor structure at no.4 and overlay with a new floor comprising steels and softwood joists to a depth of 200mm. Retain ground floor construction at no.5. Retain spine beam to ground floor construction at no.8 but replace sawn softwood joists with a new floor comprising steel work and new softwood joists (as amended by drawing nos. MU-S-4027 (P1) & - 4028 (P1) from MNP and drawing nos. 936-ES-XX21 Rev B; XX22 Rev B and XX23 Rev B from Cooley Architects all received on 14/06/2021).

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 Units 3–5 form part of the wider historic building at 2–8 Bucklersbury, within Hitchin's historic core and Conservation Area. The significance relevant to this application is primarily carried by historic structural fabric and load paths, historic masonry and party walls, any surviving historic floor structures, and evidence of the building's evolution.

5.2 **Proposal**

5.2.1 The application is described as:

Internal alterations to the loft area, ground floor over basement and basement, remedial works and retention of structural alterations (works already carried out), remedial works to the rear dormer in accordance with the approved Roof Remedial Works Specification, provision of a basement ventilation system, and completion of the commercial unit to a white-box condition.

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 The application seeks consent for all proposed work is shown on Drawing 1255-001 dated July 2025 and is supported. It is not considered to cause harm to the significance to the listed building nor to the character of the conservation area and are deemed necessary to rectify previous inappropriate or omitted works under consent reference 21/01164/LBC.

5.3.3 The overall approach of localised strengthening repair and reinstatement prioritising retention of historic fabric, removal of later, non-historic interventions, reinstatement of traditional building functions, including ventilation and use of reversible and minimal interventions based relevant consent baseline: 21/01164/LBC (Decision Notice dated 17 June 2021)

Impact on the listed building

5.3.4 The proposed works represent a proportionate and sensitive response to the listed building, seeking to regularise previous works, reinstate lost building functions, and complete the unit in a manner that preserves its architectural and historic interest. The scheme accords with the principles set out in the accompanying Heritage Statement and with no harm as a result to the heritage asset/s.

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: 1 April 2026	