

DELEGATED FILE NOTE

CASE OFFICER: ...Melissa Tyler.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
24/02196/FP	Removal of early 20th century opening and late 20th century infill panel to form new entrance to Heritage Centre in the style of the original fire station doors.	Town Hall High Street Baldock Hertfordshire SG7 6AR

Submitted Plan Nos

BDK-100 BDK-101 BDK-200C BDK-201

2.0 **Relevant Site History**

- 2.1 21/01870/FP Removal of early 20th century opening and late 20th century infill panel to form new entrance to Heritage Centre in the style of the original fire station doors.

Conditional Permission

3.0 **Representations**

- 3.1 Conservation Officer – No objection – Conditions recommended

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

- 4.1.1 The site is Baldock Town Hall, a two storey building with a pitched roof that is a Building of Local Interest. The site is in Baldock town centre where the character is largely commercial. The site is in a Conservation Area, with numerous listed buildings near the site.

4.2 **Proposal**

- 4.2.1 The proposal is for the replacement of a section of wall with two openings with a new section comprising larger openings and brickwork of a more historical design. New signage is also shown, however this may be subject to a requirement for separate advertisement consent. A similar proposal was granted in 2021.

4.3 **Key Issues**

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

Heritage and design

- 4.3.2 The proposal would be considered an improvement to the character and appearance of the building and is welcomed, particularly as it is a prominent Building of Local Interest. The proposal would not harm the significance of the Conservation Area and the settings of nearby listed buildings. The design is therefore acceptable.

Neighbour amenity

- 4.3.3 The proposal would not enlarge the building, and no loss of privacy would occur as the new openings are replacements on ground floor level. No harm to amenity would be caused.

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.

3. The existing brickwork feature to the left of the two openings to be formed shall either be retained in-situ and the cement panel surround carefully removed to reveal the brickwork behind or a method statement prepared and submitted to and approved in writing by the Local Planning Authority indicating as to how the feature is to be temporarily removed before being reinstated as part of the new brickwork surround to the new openings. The feature shall only be temporarily removed in accordance with an approved Method Statement.

Reason: To ensure that special regard is paid to protecting the appearance of this Building of Local Interest and the special character of the Baldock Conservation Area under Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Policy HE1 of the Local Plan.

4. A sample of the proposed brick to be used to form the decorative brick lintel and surrounds shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the alterations hereby approved. The works shall be carried out in accordance with the approved sample.

Reason: To ensure that special regard is paid to protecting the appearance of this Building of Local Interest and the special character of the Baldock Conservation Area under Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Policy HE1 of the Local Plan

5. The external painted finish to all new door and screen timber joinery shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the decorating scheme. The works shall be carried out in accordance with the approved details.

Reason: To ensure that special regard is paid to protecting the appearance of this Building of Local Interest and the special character of the Baldock Conservation Area under Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Policy HE1 of the Local Plan.

6. Prior to the commencement of the joinery manufacture, a section detail of proposed glazing bars and the glazing system shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the joinery shall be manufactured in accordance with the approved details.

Reason: To ensure that special regard is paid to protecting the appearance of this Building of Local Interest and the special character of the Baldock Conservation Area under Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Policy HE1 of the Local Plan

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: 10 February 2025	