

DELEGATED FILE NOTE

CASE OFFICER: ...Thomas Howe.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
26/01281/FP	Installation of new shopfront.	10 High Street Hitchin Hertfordshire SG5 1BH

Submitted Plan Nos

01_3289_01A 02_3289_02E 02_3289_02D 03_3289_03C 02_3289_02F 03_3289_03D

1.0 Policies

2.0 Site History

2.1 26/01402/FP - Installation 1x packaged refrigeration unit and 3x floor mounted AC units with protection rails onto existing flat roof. – Pending

2.2 26/01280/AD - Installation of two non-illuminated box fascia signs, externally illuminated project sign, externally illuminated box fascia sign, store directory sign and vinyl sign. - Pending

3.0 **Representations**

3.1 **Neighbour Consultation** – None received.

3.2 **Conservation Officer** – Due to existing presence of glazing above the existing the doors, presently obscured by vinyls, there are no objections to the proposed changes to the frontage.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The application site comprises No. 10 High Street, Hitchin. It comprises the ground floor unit. The site is within the Hitchin Conservation Area with listed buildings in proximity, notable to the south and opposite the site.

4.2 **Proposal**

4.2.1 Installation of new shopfront.

4.3 **Key Issues**

4.3.1 The key issues for consideration are as follows:

- The principle of the development.
- The acceptability of the design of the proposed development and its resultant impact on the character and appearance of the area.
- The standard of amenity afforded to future occupiers.
- The impact that the proposed development would have on the living conditions of neighbouring properties.
- The impact that the proposed development would have on car parking provision in the area.
- The impact that the proposed development would have on the environment.

Principle of Development:

4.3.2 The site is within the settlement boundary of Hitchin. Policy SP2 advises that 'general development' will be permitted where they are sited within the defined settlement boundary of Hitchin. Given that the site is within the settlement boundary, the proposed development would comply with Policy SP2. The site is within the Primary Shopping Frontage, as defined by the North Herts Local Plan 2011-2031, triggering Policy ETC4 and also a Mixed Use Allocations, triggering policies SP4 and ETC3. Given that the proposal does not seek to alter the use of the building, and is instead altering the frontage, it is not considered that the policies would be contravened by the proposal.

Design and Appearance and Impacts upon Heritage Assets:

- 4.3.4 Policy D1 of the Local Plan states that development will be granted provided the design of the development appropriately and positively responds to the site's local context together with other criteria to encourage a positive and sustainable form of development. These policies are broadly consistent with Section 12 of the National Planning Policy Framework. Policy HE1 emphasises how permission will be refused where proposals would cause substantial harm or a loss of significance to a Heritage Asset, in this case, the Conservation Area, and permission should be refused unless it can be demonstrated that the proposal is necessary to deliver considerable public benefits to outweigh this harm or loss. Policy SP13 emphasises how great weight will be given to the potential harms to the significance of heritage assets, seeking their conservation and management of their setting. This policy is broadly consistent with Section 16 of the National Planning Policy Framework. Section 72 of the Planning (Listed Building and Conservation Areas) act 1990 emphasises that development should seek to the preservation or enhancement of the Conservation Area.
- 4.3.5 The proposed development seeks to replace the existing glazed shopfront with a new glazed shopfront and entrance painted in anthracite, with automatic bi-parting doors. The local street scene incorporates a variety of shop front types, and the existing building comprises a Georgian style frontage at first floor and above. It is considered that the proposed replacement shop front would not appear out of place in this location, and whilst relatively modern in appearance, is within a building with existing modern shop fronts. It is noted that the Conservation Officer does not object to the proposed changes to the frontage. Therefore, impacts to heritage assets would not be unacceptable.
- 4.3.6 The proposed development is therefore considered to be in compliance with Policies D1 and the core principles set out within Section 12 of the National Planning Policy Framework. The potential impacts to the surrounding Conservation Area are considered to be acceptable, and the significance of this heritage asset will not be unacceptably harmed. Policies HE1 and SP13 of the Local Plan 2011-2031 and Section 16 of the NPPF are considered to be complied with. The development is considered to comply with Section 72 of the Planning (Listed Building and Conservation Areas) act 1990. The design and appearance are therefore acceptable.

Impact on Neighbouring Properties:

- 4.3.7 Policy D3 of the Local Plan permits development that does not result in unacceptable harm to the amenity of neighbouring occupiers and where necessary encourages the use of mitigation measures to reduce these impacts. This is generally reflected by the provisions within the National Planning Policy Framework.
- 4.3.8 The development would not be enlarging the bulk of the building and would not be providing new vantage points for occupant or visitors to overlook neighbouring dwellings and premises. Noise generation is unlikely to be harmful when compared to the existing frontage as it is unlikely to directly intensify the retail use. Therefore, impacts to development would not be harmful. No neighbour objections.
- 4.3.9 Given the above, it is considered that the proposed development would result in no unacceptable detrimental impact upon neighbouring occupiers and is therefore compliant with Policy D3 of the local plan and the aims of the National Planning Policy Framework.

Environmental Implications:

- 4.3.10 The proposed development, by virtue of its limited scale in general terms together with the sustainable location would have no significant implications for the local environment in terms of carbon emissions and therefore would be generally in compliance with Section 14 of the NPPF.

Impact on Highway Network and Parking Levels:

- 4.3.11 The frontage would lead pedestrians onto the existing footpaths. The existing access and exit point for the building is in the same location, and would not be encroaching onto the footpath and highway. It is therefore considered to hold an acceptable relationship with the existing highway network. It is unlikely to impact upon Parking Levels locally given the existing use of the site.
- 4.3.12 I do not consider that the development is likely to result in harm to local parking levels and would be unlikely to impact upon the safe operation of the highway locally. The development would therefore comply with Policies T1 and T2 of the Local Plan 2011-2031.

4.4 Conclusion and Planning Balance

- 4.4.1 The proposed development is considered acceptable and is considered to comply with the necessary provisions of the Local Plan policies and the National Planning Policy Framework. Grant conditional permission.

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:

0. 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  Shaun Greaves Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 22 July 2026	