DELEGATED FILE NOTE

CASE OFFICER: …Tom Donovan……

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
18/00777/LBC	Internal and external alterations to facilitate conversion of office space to 6 x 1 bedroom flats (as amended by drawings PL103A, PL104A and PL203A received 09/05/2018).	38 - 39 Bucklersbury Hitchin Hertfordshire

Submitted Plan Nos
001 PL002 PL100 PL101 PL102 PL103A PL104A PL200 PL201A PL202 PL203A PL003

1.0 Policies

1.1 **National Planning Policy Framework.**

Section 7 - Requiring good design
Section 12 - Conserving and enhancing the historic environment

1.2 Sections 16 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990

2.0 **Site History**

2.1 None relevant.

3.0 **Representations**

3.1 **Public Notice/ Local residents**
No representations received.

3.2 **Conservation**
No objection subject to conditions.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The building proposed to be converted is currently addressed as 38-39 Bucklersbury. Brookers occupy the ground floor as a retail unit whilst the first and second floors have an authorised office use although they are currently vacant.

Externally the building is in two parts although the Brookers shopfront unifies the two at ground floor level. The units are also linked internally. The larger white rendered building is currently known as no.39 but is essentially the building known as 39-40 and is Grade II listed. The part of the building known as 38 is not listed.

The list description for 39-40 Bucklersbury reads as follows:

"Early. to mid C19. Channelled stucco, Welsh slated roof with eaves cornice. 3 storeys, 4 sash windows with glazing bars in reveals. Modern shop fronts. Included for group value."

4.2 **Proposal**

4.2.1 Conversion of the first and second floors from offices to 6 x 1 bedroom flats. The proposal involves a number of external alterations including the formation of a number of new windows to the rear elevations of no.39 and the flank elevation of no.38. A number of internal alterations are also required although these do not require planning permission.

During the application process the proposed balcony has been removed whilst the size and positioning of some windows has also been altered. A new rendered finish is also proposed for the rear wall of the listed building.

The proposal is for a car-free development.

4.3 **Key Issues**

4.3.1 The key issue for consideration is the impact that the proposed development would have on the special character, setting and significance of the listed building, and whether the proposal would preserve or enhance the character and appearance of the Hitchin Conservation Area. .

4.3.2 The Senior Conservation Officer has been consulted on the proposals and has provided me with a detailed comment. In response to a number of positive amendments made to the scheme it is considered that the proposal will not harm the special character of the listed building or harm the character or appearance of the Hitchin Conservation Area.

4.4 **Conclusion**

4.4.1 The proposal satsifes Sections 16 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and as supported by the aims of Section 12 of the NPPF and Policy HE1 of the North Hertfordshire Local Plan 2011 - 2031 (Proposed Submission, October 2016).

4.5 **Alternative options**

4.5.1 None applicable.

5.0 **Recommendation**

5.1 That listed building consent is **GRANTED** subject to the following conditions:

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.

2. All new windows shall be single-glazed, true vertically-sliding sashes and shall not incorporate trickle-vents unless otherwise agreed and approved in writing by the Local Planning Authority. Furthermore, section joinery details for these windows shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of that part of the alterations hereby approved.

   Reason: To safeguard the listed building's special character.

3. Details of the external colour for decorating the stucco render to the proposed west elevation shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of that part of the alterations hereby approved.

   Reason: To safeguard the listed building's special character.

Signed  Simon Ellis	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth

Determining Officer	Herts SG6 3JF
Date: 16 May 2018	