

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
24/01520/LBC	Alterations to existing roof and Insertion of rooflight to northwestern roof pitch. Internal and external alterations	West Wing St Ibbs London Road St Ippolyts Hitchin Hertfordshire SG4 7NL

Submitted Plan Nos

215-00 215-00 215 Rooflight detai 215-001 010 010 011 Rev B 011 Rev B 012 013 Rev B 016
Rev A

1.0 Policies

D1	Sustainable design
HE1	Designated heritage assets
SECN12	Achieving well-designed places
SECN16	Conserve + enhance historic environment

2.0 **Site History**

- 2.1 24/01044/FPH - Insertion of two rooflights to existing south-east elevation roofslope – Withdrawn
- 2.2 24/01045/LBC - Insertion of two rooflights to existing south-east elevation roofslope. Internal alterations – Withdrawn
- 2.3 24/01519/LBC - Alterations to existing roof and Insertion of rooflight to northwestern roof pitch. External alterations – Pending.
- 2.4 03/01096/1LB - Replacement of ground and first floor windows to rear elevation. – Conditional Consent
- 2.5 94/00665/1LB - Replacement windows and door on side elevation – Conditional Consent
- 2.6 93/00409/1LB - External circular staircase to existing first floor rear balcony. – Conditional Consent
- 2.7 93/00378/1HH - Circular external staircase to existing first floor rear balcony. – Conditional Permission

3.0 **Representations**

3.1 **Conservation Officer – No Objection:**

- Concludes that the development would not result in harm to the heritage asset. Provides detail of the impacts of the development upon the listed building.

Recommends materials condition.

3.2 Neighbours: N/A

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

- 4.1.1 West Wing comprises a semi-detached two-storey dwelling off London Road, Hitchin. The list entry for West Wing reads as follows:

“House, now 4 residences. C18, enlarged and converted to clergy house c.1786 by Rev. Thomas Pinnock, alterations c.1801 for his successor Rev. William Lax, C19 parallel rear range, S wing dated by plaque on E end 'HAK 1914' converted and house sub-divided 1965-70. Stucco lined as ashlar. Rear range and S wing in red brick. Steep pitched hipped slate roofs. Tiled roof to S wing. A large 2-storeys and attics house, set back in its grounds, facing E, with 2 parallel ranges and S wing extending to W from SW corner. Symmetrical E front has 3-windows wide centre, projecting central porch and slightly higher projecting wings. Plat-band arched-up over ground floor windows, plinth, moulded cornice at eaves level below parapet. Plat-band carried round single-storey central porch. Pillared Doric entrance in stucco with echinus moulded capitals, reeded architrave and triglyphs to entablature slightly recessed sash windows with square heads to centre now with 2/2 panes. Venetian windows to wings with semi-circular central lights on ground floor but segmental arched on 1st floor. 6-panels fielded door up 3 steps. Large semi-circular projecting 2-storeys bay with garden entrance on N side of N wing. Parallel rear wing has dentilled cornice and sash windows with 6/6 panes and blind boxes to 1st floor. Canted bay window to ground floor on W and similar 2-storeys bay on N end. Entrance in S end of this range by half-glazed door with segmental radial fanlight and moulded flat hood on scrolled brackets. Possibly a coaching inn called The Magpie or The White Swan before conversion to clergy house in 1786. (Inf Mrs. Rance)”

4.2 **Proposal**

- 4.2.1 Listed Building Consent is sought for alterations to an existing roof and for the insertion of a rooflight to a northwestern roof pitch. Internal and external alterations

4.3 **Key Issues**

- 4.3.1 The key issues for consideration are the impact the proposed alterations would have on the character and appearance on the grade II listed building and the Hitchin Conservation Area.
- 4.3.2 The proposed alterations would not result in a significant loss of historic fabric from the building and would not significantly alter the character or appearance of the building. Adjacent buildings are also listed and are in close proximity to the application building. I do not consider that that proposal would amount to significant harm to the significance of this heritage asset due to the modest scale of works and given that the proposal predominantly relates to the maintenance of the building. This would therefore improve the longevity of this heritage asset and secure its long term use and significance. The Conservation officer raises no objections to the proposed works.
- 4.3.3 The impacts of the proposal on the character and appearance of the building and its significance as a designated heritage asset are considered acceptable.

4.4 **Conclusion**

4.4.1 The proposals are acceptable in listed building terms.

4.5 **Alternative Options**

4.5.1 None applicable.

5.0 **Recommendation**

5.1 That Listed Building Consent be **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. Details and/or samples of materials to be used for external works, hereby granted consent, shall be submitted to and agreed, in writing, by the Local Planning Authority before any external works are commenced.

Reason: To safeguard the character and appearance of the listed building to which this consent relates and to comply with Policies SP13 and HE1 of the North Hertfordshire Local Plan 2011 to 2031.

Signed  Anne McDonald	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 19 November 2024	