DELEGATED FILE NOTE

CASE OFFICER: …Mark Simmons……

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
18/00708/LBC	Installation of first floor rear window and basement window to front elevation; internal alterations (as amplified by drawing no.P.006 received on 09.04.2018).	73 Tilehouse Street Hitchin Hertfordshire SG5 2DY

Submitted Plan Nos
PL.001 P.004 P.005 P.006

1.0 Policies

SECT12	Conserving and enhancing historic enviro
XHE1	Designated Heritage Assets

2.0 **Site History**

2.1 **17/00902/1HH** – Single storey rear extension following demolition of existing extension. Replacement larger rear dormer. Remedial works to garage including new brick piers and installation of new roller shutter door (as amended by drawing 2016-66-PL.003A received 21/07/2017).
CP 02.08.2017

17/01154/1LB – Single storey rear extension following demolition of existing extension. Replacement first floor window. Replacement larger rear dormer. Replace 2no. first floor rear windows with 3no. new windows. Internal alterations. (as amended by drawing 2016-66-PL.003A received 21/07/2017).
CCON 03.08.2017

3.0 **Representations**

3.1 **Press & site notices** – No representations received.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 Nos.71 to 75 (consec) Tilehouse Street are grade II listed and are located within the Hitchin Conservation Area. The buildings were added to the Statutory List on 13 April 1951 and the list entry reads as follows:

Mid C18 range of small 2 storey houses in chequered red and blue grey bricks. Steeply pitched tiled roof with light moulded wooden eaves. 5 sash windows in flush frames. Simple doors, mostly inserted later.

Nos 70 to 75 (consec), Nos 77, 78 and Nos 81 to 84 (consec) form a group.

4.2 **Proposal**

4.2.1 See description above.

4.3 **Key Issues**

4.3.1 The key issue is to assess the impact of the proposal upon the building's special character and upon the character and appearance of the Hitchin Conservation Area. Apart from consideration of Section 12 of the NPPF and Policy HE1 of the North Hertfordshire Local Plan 2011-2031 (Proposed submission, October 2016), the proposal is also to be considered in terms of Sections 16 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

4.3.2 Considering that there is no 'minor amendments' process for listed building consent, this application addresses various changes to the consent granted last year as stated at 1.4 of the submitted 'Planning, Design & Access Statement'.

4.3.3 To negate imposing a condition regarding window details, an additional drawing no. P.006 has been submitted stating that the new rear window will be manufactured in timber as per the Bereco 'slimline range' with 16mm double-glazed units incorporating 16mm wide lambs tongue glazing bars.

4.4 **Conclusion**

4.4.1 It is considered that the proposed works will not occasion harm to this grade II listed building or to the Hitchin Conservation Area, thereby, satisfying Sections 16 & 72 respectively of the Planning (Listed Buildings and Conservation Areas) Act 1990, the aims of Section 12 of the NPPF and Policy HE1 of the North Hertfordshire Local Plan 2011 – 2031 (Proposed Submission, October 2016). The proposal is, therefore, considered to be **UNOBJECTIONABLE**.

5.0 **Recommendation**

5.1 That listed building consent be **GRANTED** subject to the following condition:

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  Simon Ellis Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 19 April 2018	