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| <b>DELEGATED FILE NOTE</b> |
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**CASE OFFICER:** ...Tricia Craggs.....

| <b>APPLICATION<br/>REFERENCE</b> | <b>BRIEF DESCRIPTION OF<br/>DEVELOPMENT</b>                                     | <b>APPLICATION SITE</b>                            |
|----------------------------------|---------------------------------------------------------------------------------|----------------------------------------------------|
| 26/01573/LBC                     | Proposed Replacement of Timber<br>Cladding to Dormer Cheeks with Code 6<br>Lead | 30 Bancroft<br>Hitchin<br>Hertfordshire<br>SG5 1LA |

**Submitted Plan Nos**

1206 - 01 1206 - 02 1206 - PL01

**1.0    Policies**

|     |                            |
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| HE1 | Designated heritage assets |
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## 2.0 **Site History**

2.1 No relevant site history is recorded.

## 3.0 **Policies**

3.1 Section 16: Conserving and enhancing the historic environment of the National Planning Policy Framework (July 2021). Relevant paragraph numbers at Section 16 are as follows: 197, 199, 200 and 202.

Policy HE1 of the North Hertfordshire Local Plan 2011-2031.

## 4.0 **Representations**

4.1 **Press & site notices** – No comments received.

## 5.0 **Planning Considerations**

### 5.1 **Site and Surroundings**

5.1.1 30 Bancroft is grade II listed and is located within the Hitchin Conservation Area (HCA). The building and the conservation area are designated heritage assets and the list entry for the house reads as follows:

***“5255 BANCROFT 1. (West Side) No 30 TL 1829 SE 4/11 13.4.51. II GV 2. Mid C18 brick house of 2 storeys. A section to the North, with a large cross-gable, has been completely rebuilt. The main brickwork, excepting patches of restoration, is of header courses in blue seconds, dressed with red. Moulded wooden eaves below steep roof in modern slate with modern dormers. 5 windows (centre window blank). Modern door in simple old architrave with slight hood. Flush set sash windows, ground floor cambered arches, first floor glazing bars and flat arches. Porch with Roman Ionic fluted columns. Left central glazed door in architrave surround under dentil cornice on consoles.”***

### 5.2 **Proposal**

5.2.1 The application is described as:

***Proposed Replacement of Timber Cladding to Dormer Cheeks with Code 6 Lead***

5.2.2 The work is described as follows in the design and heritage statement.

*“• Carefully remove the existing rotting timber cladding from the sides of the dormers.  
• Retain the existing dormer windows, which are in good condition.  
• Retain the internal plaster to the dormer cheeks and ceilings without disturbance.  
• Retain the existing roof and cornice with no alterations.  
• Install plywood backing to receive the new leadwork.  
• Provide a ventilated space behind the new lead cladding to reduce the risk of condensation and trapped moisture.  
• Install Code 6 lead sheeting to the dormer cheeks, detailed in accordance with good leadwork practice.  
• Where the existing cladding has been removed, and if physically achievable, install lambswool insulation between the existing timbers to improve thermal efficiency. The proposed lead will be allowed to weather naturally. It will not be painted or given an artificial finish”.*

### 5.3 **Key Issues**

- 5.3.1 The main issue is to consider the impact of the works on the special character of the listed building and upon the HCA.
- 5.3.2 Although proposal seeks to replace the current dormer cheek cladding to lead from timber, these dormers are later additions and therefore this change in material will not see any loss of historic fabric of significance.
- 5.3.3 The use of lead on dormer cheeks is commonplace with historic buildings as well as modern. There is evidence of lead clad dormers in Bancroft.
- 5.3.4 Windows are often a significant feature of listed buildings. They strongly contribute to a building's interest and appearance. Any changes can noticeably alter how the building and area looks. There is much by the way of guidance provided by local planning authorities which discourages the installation of double-glazed windows into listed buildings and whilst North Herts does not have specific guidance on this matter, it is important that the following are considered when considering replacement of windows:
- ☐ Evidence of craftsmanship
  - ☐ Use of old or rare materials
  - ☐ Detail of design

If the existing windows contribute positively to the building's special character and the frames are capable of repair, this should normally be the way forward.

#### **Impact on the listed building**

- 5.3.5 The building's significance derives principally from its mid C18 brickwork, proportions and sash windows, eaves details, door surrounds, porch and its contribution to the historic streetscape and group value of Bancroft.
- 5.3.6 The timber cladding to the side of the dormers is rotting and is in need of replacement.
- 5.3.7 Without replacement this would affect the integrity of the overall building.

- 5.3.8 The proposal will see a change of materials, but this is considered to be sympathetic and will not see the loss of historic fabric of significance given these dormers are later additions as previously stated in paragraph 5.3.2 and 5.3.3.

5.4 **Alternative Options**

- 5.4.1 None.

5.5 **Pre-Commencement Conditions**

- 5.5.1 None applicable.

5.6 **Conclusion**

- 5.6.1 It is considered that the proposal will not occasion harm to the listed building's special character or harm the character or appearance of the Hitchin Conservation Area. The proposal, thereby, satisfies the provisions of Sections 16(2) and 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, the aims of Section 16 of the NPPF and the aims of Policy HE1 of the North Hertfordshire Local Plan 2011-2031.

6.0 **Recommendation**

- 6.1 I recommend that listed building consent be **GRANTED**.

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.

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| Signed<br><br><br>Anne McDonald | Development Management<br>North Hertfordshire District Council<br>Council Offices<br>Gernon Road<br>Letchworth<br>Herts<br>SG6 3JF |
| Determining Officer<br><b>Date:</b> 12 August 2026                                                                 |                                                                                                                                    |