

DELEGATED FILE NOTE

CASE OFFICER: ...Andrew Hunter.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
24/01837/LBC	Replacement of existing external signage with illuminated and non-illuminated signs to front and side elevations. External redecoration (as amended by plans received 07/01/25)	The George 33 Bucklersbury Hitchin Hertfordshire SG5 1BG

Submitted Plan Nos

Proposed Signage Dimensions Existing and Proposed Elevations Location Plan

1.0 Policies

HE1	Designated heritage assets
SECN16	Conserve + enhance historic environment
SP13	Historic environment

2.0 **Relevant Site History**

- 2.1 18/00372/LBC - Installation of illuminated and non-illuminated external signage – Approved 03/05/18.
- 2.2 18/00371/AD - Installation of illuminated and non-illuminated external signage – Approved 27/04/18.
- 2.3 10/02361/1LB - Replacement externally illuminated projecting sign; externally illuminated (trough light) individual, fixed locator letters; two spotlights above ground floor windows; one bullnose amenity board; sign written text above archway (as amended by plans received 1st November 2010) – Approved 10/11/10.
- 2.4 10/02262/1AD - Replacement externally illuminated projecting sign; externally illuminated (trough light) individual, fixed locator letters; two spotlights above ground floor windows; one bullnose amenity board; sign written text above archway (as amended by plans received 1st November 2010) – Approved 01/11/10.
- 2.5 The site has also been subject to non-relevant external and internal extensions and alterations.

3.0 **Representations**

- 3.1 **Historic England** - In this case we are not offering advice.
- 3.2 **Conservation Consultant** – Most of the works proposed are like for like replacements which would have an acceptable impact on the character of the listed building and other designated heritage assets.

Subject to further details on G- the new lantern- being satisfactory, the proposal would not result in harm to the significance of any heritage assets, and there are no objections in heritage terms, in accordance with Chapter 16 of the NPPF and Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

- 4.1.1 The site is a 2 storey pub that is Grade II* listed, and its grounds extend to the rear. The site is in Hitchin town centre, where the character of the locality is commercial. The site is in a Conservation Area, and there are numerous listed buildings nearby.

4.2 **Proposal**

- 4.2.1 The proposal is for the installation of new and replacement external signage and lighting comprising:
- ☐ Replacement fascia individual lettered sign illuminated by an external trough light.
 - ☐ A new written sign to the front of the archway entrance to the rear (not illuminated).
 - ☐ A replacement informational sign on the front elevation (not illuminated).
 - ☐ A new sign on the ground floor side wall of the rear projection (not illuminated).
 - ☐ A replacement front elevation hanging sign on the existing bracket, with new external lighting.
 - ☐ Seven new lanterns, and one new rear floodlight.
- 4.2.2 The application was accompanied by parallel advertisement consent application 24/00767/AD.

4.3 **Key Issues**

- 4.3.1 The key material considerations are whether the proposal is acceptable on heritage grounds regarding its impacts on the significance of the listed building as a designated heritage asset. This is set out in Section 16 (2) of the Planning (Listed Buildings and Conservation Areas) Act 1990.
- 4.3.2 On the basis of the comments from the Conservation consultant, the proposed works are considered sympathetic to and in keeping with the special significance and character of the listed building.
- 4.3.3 The Conservation Consultant has not objected, which is given significant weight. The CC has referred to the specific location of lantern G having not been shown on the originally submitted plans. The applicant has since provided amended plans that shows that lantern G would essentially be a like-for-like replacement of an existing lantern in the archway, therefore this is considered acceptable as the impacts on the significance of the listed building will be very similar to the existing.
- 4.3.4 It is not considered that the application harms the significance of the designated heritage asset the subject of this application. The impacts of the proposal on the character and appearance of the building and its significance as a designated heritage asset are therefore considered acceptable. The proposal complies with Policies SP13 and HE1 of the Local Plan, and Section 16 of the NPPF.

4.4 **Conclusion**

- 4.4.1 The proposed works are therefore considered to preserve the significance of the listed building as a designated heritage asset.

5.0 **Recommendation**

5.1 To **GRANT** listed building consent 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.

Signed  Anne McDonald	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 8 January 2025	