

DELEGATED FILE NOTE

CASE OFFICER: ...Tom Rea.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
24/01624/LBC	Internal and external alterations to existing showroom/workshop to facilitate the conversion to one 3-bed dwelling (as amended by plan no. 07)	94 Tilehouse Street Hitchin Hertfordshire SG5 2DW

Submitted Plan Nos

Location Plan 01 02 07 04A

1.0 Policies

1.0 **Planning Policy**

1.1 North Herts Local Plan 2011 - 2031

- ☐ HE1 – Designated heritage assets
- ☐ NPPF: Section 16 : Protecting and Conserving the Historic Environment

2.0 **Site History**

2.1 There is no relevant planning history

3.0 **Representations**

3.1 Site Notice / Adjoining occupiers:

- ☐ Objection to installation of foil material to front windows – an alien and inappropriate feature, out of character, unsightly and may cause glare
- ☐ Support retention of crane and existing street-facing façade and its fenestration
- ☐ Concern at placement of bins
- ☐ Concern at noise from air source heat pump
- ☐ Concern at noises through party wall – soundproofing would be required
- ☐ Concern at construction noise /damage from construction
- ☐ Needs to be a separate water meter installed

3.2 NHDC Conservation officer: Raises no objections. Recommends conditions

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

Two storey shop and showroom premises located on the north side of Tilehouse Street between Bucklersbury and Sun Street. The site is within the Conservation Area and Secondary Shopping Frontage and the building is Grade II listed.

4.2 **Proposal**

Change of use of existing showroom/workshop to form one 3-bed dwelling (as amended by plan no. 07).

4.3 **Key Issues**

4.3.1 Impact on heritage assets

4.3.2 The proposals have been amended to delete the following physical intraventions that were of concern in heritage terms:

- ☐ No external changes to the appearance of the building
- ☐ Deletion of front balcony, roof garden and rooflight.
- ☐ Deletion of mirror film to front ground floor windows
- ☐ Retention of existing glazed screen
- ☐ Re-location of waste bin storage

4.3.3 The proposal are now supported by the Conservation officer as follows:

*'I raise **NO OBJECTION** on the basis that the proposal will satisfy the provisions of Sections 16(2) (LBC only), 66(1) (FP only) and 72(1) (both) of the Planning (Listed Buildings and Conservation Areas) Act 1990, Section 16 of the NPPF and the aims of Policy HE1: Designated Heritage Assets, of the North Hertfordshire Local Plan 2011-2031.'*

4.3.4 As mentioned above, Paragraph 210 of the NPPF says LPA's should take account of *'the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;'* In this case the proposals do not make any significant changes to the external or internal historic character of the building and a residential use is likely to secure its long term future. The applicant has made concessions which mean that the proposals will result in minimal interventions to the listed building from those that were originally proposed.

4.3.5 Overall it is considered that the development will have a neutral impact on the significance and historic character of the listed building and therefore no 'less than substantial harm' is caused and in turn no public benefits are required to be demonstrated (as normally required by paragraph 215 of the Framework).

4.4 **Conclusion**

4.4.1 The proposal is acceptable in listed building terms.

4.5 **Alternative Options**

4.5.1 None applicable

4.6 **Pre-Commencement Conditions**

- 4.6.1 I can confirm that the applicant is in agreement with the pre-commencement conditions that are proposed.

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. The development hereby permitted shall be carried out wholly in accordance with the details specified in the application and supporting approved documents and plans listed above.

Reason: To ensure the development is carried out in accordance with details which form the basis of this grant of permission.

3. The new rear windows shall be flush timber casements unless otherwise agreed and approved in writing by the Local Planning Authority.

Reason: To ensure that special regard is paid to the listed building's special character and the appearance of the Hitchin Conservation Area under Sections 16 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Policy HE1 of the Local Plan

4. Prior to installation, details of the replacement rear roof light shall be submitted to and approved in writing by the Local Planning Authority. Thereafter shall be implemented in accordance with the approved details.

Reason: To ensure that special regard is paid to the listed building's special character and the appearance of the Hitchin Conservation Area under Sections 16 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Policy HE1 of the Local Plan.

5. Prior to installation, full details of the whole house heat recovery ventilation system shall be submitted and approved in writing by the local planning authority. Thereafter the whole house heat recovery ventilation system shall be implemented in accordance with the approved details and installed prior to the occupation of the dwelling.

Reason: To ensure that special regard is paid to the listed building's

special character and the appearance of the Hitchin Conservation Area under Sections 16 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Policy HE1 of the Local Plan and to ensure suitable living conditions for the occupier of the new dwelling.

Signed  Anne McDonald	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 25 February 2025	