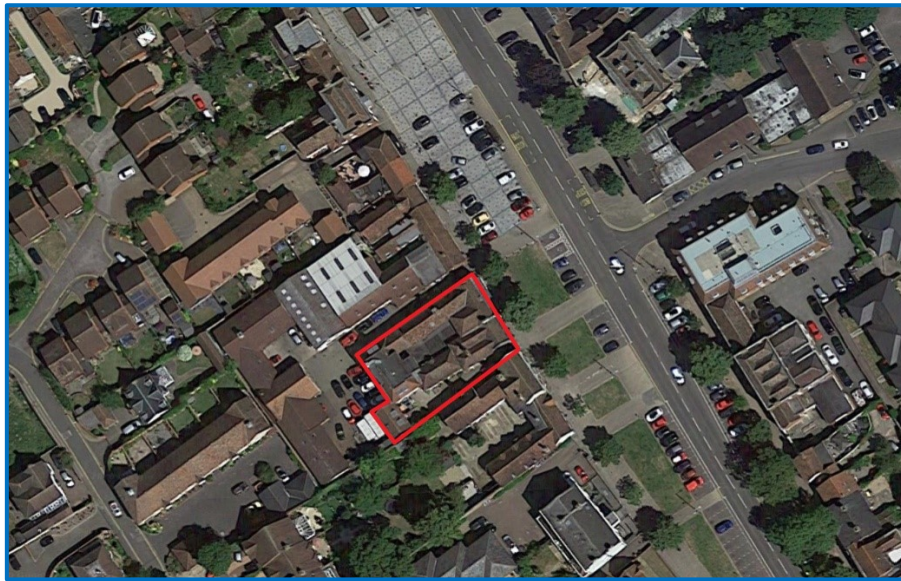


HERITAGE STATEMENT

**Templars Hotel, 20 High Street,
Baldock, Hertfordshire SG7 6AX**



Minor changes to approved temporary change of use until 31/12/25 (the time limit approved in application 22/00927/FP and 22/01498/FP) of the ground floor hotel restaurant, to residential sheltered housing accommodation to provide one additional en-suite room and ancillary facilities, with internal and external alterations (minor changes to window arrangements of approved application 23/02192/LBC).

October 2024



Contents



1	Introduction	2
2	Site description	2
3	Planning history	6
4	The proposal	7
5	Relevant planning policy	8
6	Heritage Statement	8



1. Introduction

- 1.1 This Heritage Statement has been prepared by INTOUCH PLANNING LTD, on behalf of the applicant, Mr Sabahipour, to support an application for listed building consent for minor window changes to approved temporary change of use until 31/12/25 (the time limit approved in application 22/00927/FP and 22/01498/FP) of the ground floor hotel restaurant, to residential sheltered housing accommodation to provide one additional en-suite room and ancillary facilities, with internal and external alterations (minor changes to window arrangements of approved application 23/02192/LBC). The site address is 20 High Street, Baldock, Hertfordshire SG7 6AX, known as Templars Hotel and Restaurant.
- 1.2 The Statement provides an assessment of the planning policy framework relevant to the proposal, as well as other relevant material considerations and explains the design process and principles based on a contextual understanding of the site and the locality.

2. Site description

- 2.1 The application site comprises the original No. 20 and the since amalgamated No. 22 and is located off High Street, set back from the highway. This is a grade II listed building, currently in use as sheltered accommodation rooms to the first and second floors, with an extant planning permission for a further 10 rooms to the ground floor. The building has ground, first and part second floors, with two basement areas. There is a wide side passage with courtyard to the south, giving external access to the rear of the building. The site is located within the Baldock Conservation Area.
- 2.2 With regard to neighbouring properties, the site lies adjacent to Brown & Gammons car sales and repair place, which is located to the north. Their access runs alongside the north flank elevation of the application building. To the south is No. 24 High Street, also grade II listed, which is in residential use.



The following image shows the location of the site at Figure 1, with the site and its context in Figures 2 to 5.

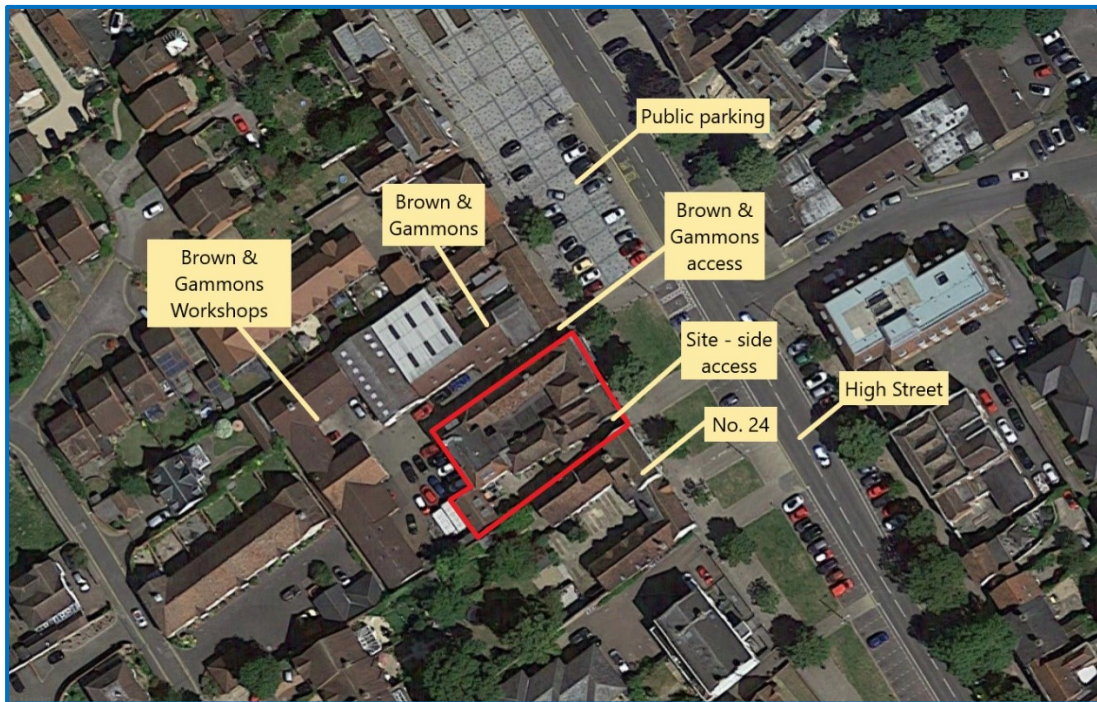


Figure 1 – The application site and surroundings





Figure 2 – Front and north side elevation



Figure 3 – Rear elevation





Figure 4 – Side access between the site and Brown & Gammons



Figure 5 - Side courtyard with outdoor seating



3. Planning history

3.1 The relevant planning history for the site is as follows:

23/02191/FP and 23/02192/LBC - Temporary change of use until 31/12/25 (the time limit approved in applications 22/00927/FP and 22/01498/FP) of the ground floor hotel restaurant to residential sheltered housing accommodation to provide one additional en-suite room and ancillary facilities, with internal and external alterations (as a variation to application 22/00927/FP and with amended drawing no. 2075-03G received on 28/11/23) - Planning permission and Listed building consent granted.

22/00927/FP - Temporary change of use for three years of ground floor hotel restaurant to residential sheltered housing accommodation to provide 10 en-suite rooms and ancillary facilities, with internal and external alterations – Planning permission granted.

22/00928/LBC - Internal and external alterations to facilitate the temporary change of use of ground floor hotel restaurant to residential sheltered housing accommodation to provide 10 en-suite rooms and ancillary facilities – Listed building consent granted.

3.2 20/00957/FP - Change of use from hotel and restaurant (C1 and A3 use class) to one retail shop (A1 use class) and 14 residential apartments (C3 use class) including internal and external alterations (as amended by plan received 11-06-2020) – Planning permission granted.

20/00958/LBC - Internal and external alterations to facilitate the change of use from hotel and restaurant (C1 and A3 use class) to one retail shop (A1 use class) and 14 residential apartments (C3 use class) – Listed building consent granted.



- 
- 3.3 14/01335/1 and 14/01336/1LB - Addition of two windows and replacement window and doors to north side elevation. Part replace existing painted render on north elevation with black timber cladding (as amended by drawing no.8790-02A received 20/11/2014 and drawing no.8790-1D received 08/12/2014) – Split decision for Planning and listed building consent, whereby the windows were granted and the timber cladding refused.
- 3.4 99/01560/1LB - Retention of opening in existing ground floor to open up existing cellar and stair area – Listed building consent granted.
- 3.5 99/01560/1LB - Retention of opening in existing ground floor to open up existing cellar and stair area - Listed building consent granted.
- 3.6 98/00137/1LB - First and second floor rear extensions, first floor link extension, alterations to existing shopfront and elevations. Internal alterations to facilitate change of use of buildings to Hotel - Listed building consent granted.
- 3.7 98/00139/1LB - First floor link extension, internal alterations and re-arrangement of existing floorspace in conjunction with creation of hotel accommodation - Listed building consent granted.
- 3.8 93/00360/1 - Two storey and part 1st floor rear extension to provide 3 flats, self-contained office and extended restaurant facilities (in accordance with amended plans received on 18.05.93) – Planning permission granted.

4. The proposal

- 4.1 The proposed development comprises minor changes to the previously approved works. These minor changes comprise altered position of one window to north side elevation (still as 8 new windows to this side elevation), increase width of one high level window to rear elevation and, change from patio doors to windows to south side elevation.



- 4.2 The reason for these minor alterations to the approved scheme is the re-positioned side window is moved away from the chimney for practical construction purposes. To instead be moved to the right into the brickwork section of this side elevation. The widened window to rear elevation is for increased light to this rear bedroom. The former approved patio doors are not needed to the south side elevation, with only smaller suitable windows being required here.

5. Relevant planning policy

- 5.1 North Herts District Council Local Plan 2011 – 2031
Policy HE1 – Heritage assets
- 5.2 National Planning Policy Framework (NPPF)
Section 16. Conserving and enhancing the historic environment

6. Heritage Statement

- 6.1 The following section addresses the impact upon the heritage assets of the scheme. In this case these are the host listed building, nearby listed buildings and the Baldock Conservation Area. In regard to the heritage context of the site and its surroundings, 20 High Street is grade II listed and is located within the Baldock Conservation Area (both Designated Heritage Assets). The list entry (dated 15.08.1974) reads as follows:

"Early C19 front. Stucco, old tiled roof behind parapet and cornice. 2 storeys, rusticated ground floor, first floor band and 3 sash windows, 1 triple light, all with glazing bars. C19 shop bay window, altered, and segmentally arched shop window on left.

The Council Buildings, Nos 6, 6A, 8, 10, 10A, 12, 14, 14A, 14B, 14C, 16, 20, 24, 24A, 26, 32 to 42 (even), Gateway and Wall in front of Wynne's Almshouses. Nos 46, 46A and 48 to 52 (even) form a group".



- 6.2 In regard to policy context, the NPPF sets out the Government's most up to date planning policy for conserving and enhancing the historic environment, along with Local Plan Policy HE1.
- 6.3 In regard to the impact of the proposal upon the setting of listed buildings, as shown in the image below, the blue triangles represent the listed buildings within the vicinity of the site, the closest of which is No. 24 adjacent the southern courtyard of the site.



Figure 6 – Extract from Historic England web site

- 6.4 Policy HE1 of the Local Plan states the following:

“Planning applications relating to Designated Heritage Assets or their setting shall be accompanied by a Heritage Assessment / Justification Statement that:

- i. assesses the significance of heritage assets, including their setting;*



- ii. *justifies and details the impacts of any proposal upon the significance of the designated heritage asset(s); and*
- iii. *informs any necessary measures to minimise or mitigate against any identified harms.*

Planning permission for development proposals affecting Designated Heritage Assets or their setting will be granted where they (as applicable):

- a. *enable the heritage asset to be used in a manner that secures its conservation and preserves its significance;*
- b. *incorporate a palette of materials that make a positive contribution to local character or distinctiveness, where it is appropriate and justified; and*
- c. *will lead to less than substantial harm to the significance of the designated heritage asset, and this harm is outweighed by the public benefits of the development, including securing the asset's optimum viable use.*
- d. *Where substantial harm to, or loss of significance, of a designated heritage asset is proposed the Council shall refuse consent unless it can be demonstrated that the scheme is necessary to deliver considerable public benefits that outweigh the harm or loss".*

Impact upon significance of the host listed building

- 6.5 The significance of the host listed building is that it is an early 19th Century, wide fronted building, which is quite prominent in the street scene of this part of the High Street, despite the significant set back position of all buildings along this section. The building was originally two separate buildings of Nos. 20 and 22 but has been amalgamated as one overall building and use for many decades. The more substantial part being No. 20, used to comprise a coach company booking office to the left hand half and a café to the right hand half.



- 6.6 It is considered that the scheme will enable the external quality of the building to be fully retained, with the minor alterations required for insertion of side and rear windows. The internal works required would not be harmful to any features of significance.

Impact upon the Baldock Conservation Area and nearby listed buildings

- 6.7 There are minimal external changes required to facilitate the conversion of the ground floor for the proposed accommodation. This will preserve the character and appearance of the Baldock Conservation Area.
- 6.8 It is considered that the sensitive internal conversion of this building to ground floor, together with minor external alterations and repairing existing facades, is entirely acceptable and would cause no harm to the significance or setting of the host listed building, any nearby listed buildings, nor the character and appearance of the Baldock Conservation Area.
- 6.9 The scheme is therefore considered to satisfy the provisions of Sections 16(1), 66(1) and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and, Policy HE1 of the North Hertfordshire Local Plan 2011 - 2031, along with the aims of Section 16 of the NPPF.

