

DELEGATED FILE NOTE

CASE OFFICER: ...Thomas Howe.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/01054/LBC	Installation of shopfront. (Amended plans received 03/06/25).	4 - 5 Bancroft Hitchin Hertfordshire SG5 1LH

Submitted Plan Nos

24085-L100 24085-PE101 24085-PE102 24085-E101 24085-E102 24085-P101A 24085-P102A

1.0 Policies

HE1 Designated heritage assets

SECN16 Conserve + enhance historic environment

2.0 **Site History**

2.1 Various applications.

2.2 24/02806/FP - Installation of shopfront (Development already carried out) – refused

2.3 24/02807/LBC - Installation of shopfront and internal alterations (Development already carried out). - Refused

3.0 **Representations**

3.1 **Conservation Officer** – No Objection.

“The proposal reinstates a more traditional shopfront appearance in line with the character of the listed building and that of this part of Hitchin conservation area. It should be suggested that the stall riser is increased in height (depth) to match that of number improving the overall proportions of this shop front and thereby enhancing and the character of the listed building and Hitchin conservation area.”

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 No. 4-5 comprises a ground floor unit off Bancroft, Hitchin. The site is within the Primary Shopping Frontage of Hitchin and the Conservation Area. It is Listed, and its list entry reads as follows:

C19 and modern drastic alteration of C15 building. Modern ground floor shops, plaster faced first floor, tiled roof with C19 horsman figurine at east end of ridge copted from original, 4 casements. RCHM p 123; VCH pp 3-4.

4.2 **Proposal**

4.2.1 Listed Building Consent is sought for the proposed replacement of the shop front.

4.3 **Key Issues**

4.3.1 The key issues for consideration are the impact the proposed stud wall would have on the character and appearance on the grade II listed building and the Hitchin Conservation Area.

4.3.2 The Conservation officer advised no objection to the proposed development. The Conservation officer considers that the proposed works would not significantly detract or impact on the listed building to merit an objection. Conditions have been recommended, and the applicant has agreed to their inclusion. The applicant agreed to amending the plans to increase the height of the riser, and amended plans were received according with this request.

4.3.3 The impacts of the proposal on the character and appearance of the building and its significance as a designated heritage asset are considered acceptable.

4.4 **Conclusion**

4.4.1 The proposals are acceptable in listed building terms.

4.5 **Alternative Options**

4.5.1 None applicable.

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.

Signed  Anne McDonald	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 4 June 2025	