

DELEGATED FILE NOTE

CASE OFFICER: ...Melissa Tyler.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/01698/FP	Installation of safety rails to perimeter of roof	Pease House Tilehouse Street Hitchin Hertfordshire SG5 2DX

Submitted Plan Nos

01 02 03 04 05 06 07 08

1.0 Policies

D1	Sustainable design
D3	Protecting living conditions
HE1	Designated heritage assets

2.0 **Site History**

- 2.1 12/01886/1 Installation of 4 Air Conditioning Units on rear elevation Conditional Permisison

3.0 **Representations**

- 3.1 **NHDC Environmental Health** 'No objections'
- 3.2 **Site Notice:** No representations received.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

- 4.1.1 Large, three storey , modern office block positioned within the Hitchin Priory complex, and accessed off Tilehouse Street and Old Charlton Road.

4.2 **Proposal**

- 4.2.1 Planning permission is sought for the installation of safety rails to perimeter of roof . The railings will match those on the neighbouring building known as Radcliffe House.

4.3 **Key Issues**

- 4.3.1 The key issues are character and appearance, impact on heritage assets and impact on neighbouring properties.

Character and Appearance

- 4.3.2 The main impact of the proposals will be the visual impact of the safety railings as viewed from Park Way and within the Priory setting. The proposed railings will be set

slightly in from the edge of the whole perimeter of the roof. These new railings are to protect maintenance operatives working at roof level following the existing safety measures have condemned as unsafe.

- 4.3.3 It is considered that the development would not result in any significant harm to the character and appearance of the area.

Impact on heritage assets

- 4.3.4 The heritage assets affected are the Hitchin Conservation Area. It is considered that the proposals would not have any impact on the character of the Conservation Area. The railings would form part of the modern building and would not detract from the Conservation Area. Even if the proposals were deemed to have some harm on the significance of the heritage assets this harm would be less than substantial and would be outweighed by the public benefit of the proposals which is to ensure that safe maintenance can be carried out and therefore allow it to properly continue its function.

Impact on adjacent residents

- 4.3.5 The residential amenities of the any neighbouring properties would be unlikely to be affected by the proposed development.

4.4 **Conclusion**

- 4.4.1 The development is considered to be acceptable in planning and conservation terms.

4.5 **Alternative Options**

- 4.5.1 None applicable

4.6 **Pre-Commencement Conditions**

- 4.6.1 None required.

5.0 **Recommendation**

- 5.1 That planning permission be **GRANTED** subject to the following conditions:

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: To comply with the provisions of Section 91 of the Town and Country Planning 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.

Biodiversity Net Gain

This development is not subject to the statutory Biodiversity Gain Plan condition because it is considered exempt under the statutory exemptions (<https://www.gov.uk/guidance/biodiversity-net-gain-exempt-developments>) or transitional arrangements in respect of the biodiversity gain condition.

Proactive Statement:

Planning permission has been granted for this proposal. Discussion with the applicant to seek an acceptable solution was not necessary in this instance. The Council has therefore acted proactively in line with the requirements of the Framework (paragraph 38) and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015.

Signed  Anne McDonald Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 12 August 2025	