DELEGATED FILE NOTE

CASE OFFICER: …Heather Lai……

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
18/01302/LBC	Internal alterations to facilitate conversion of building and outbuilding to 2 x 2-bedroom apartments.	35 Bridge Street Hitchin Hertfordshire SG5 2DF

Submitted Plan Nos
ELEV002 ELEV003 GA004 GA005 GA006 GA007 GA008 LOC002

1.0 Policies

1.0 **Relevant Policies**
Planning (Listed Buildings and Conservation Areas) Act 1990
Section 16: Decision on Application

National Planning Policy Framework
Section 12: Conserving and enhancing the historic environment

Emerging Local Plan 2011-2031 (Approved by Full Council 11th April 2017)
Policy HE1: Designated Heritage Assets

2.0 **Site History**
17/01401/1: Single storey side extension following demolition of existing lean to. Raise flat roof height to rear outhouse.

17/01402/1LB: Single storey side extension following demolition of existing lean to. Raise flat roof height to rear detached outhouse. Internal and external alterations including 3no. new windows at ground floor to front elevation and modifying existing windows to receive double-glazing.
Both approved on 20.12.17

3.0 **Representations**
3.1 **Conservation Officer:** No objection, is considered the change of use and the internal reconfigurations will not harm the special interest of the listed building.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**
No.35 Bridge Street is grade II listed and is located within the Hitchin Conservation Area. Both the building and the area are, therefore, Designated Heritage Assets for the purpose of applying the aims of Section 12 of the NPPF. The building is described in the list entry as follows:

C19. Whitewashed brick, tiled roof. 2 storeys, 4 sash windows with glazing bars. Ground floor modern segmentally bayed shop window in Georgian style. Doorway on right has panelled pilasters, dentil pediment on consoles. Included for group value.

4.2 **Proposal**
Internal alterations to facilitate conversion of building and outbuilding to 2 x 2-bedroom apartments

4.3 **Impact on the special interest of the listed building**
Before commenting on the application it is important to establish the significance of the building under consideration in that the list entry appears to be misleading. In c.1905, the building occupying this site was The Plough - a low two-storey building with rendered first floor over brick faced ground floor. The ground floor had two front door openings with a pair of casement windows to the left and a Yorkshire sliding sash to the right. Either cast (or probably lead) casements were in situ at first floor.

Sometime after 1905 the building was heightened and 6-over-6 vertical sliding sashes added at ground and first floor and the front elevation was entirely rendered.

Sometime during the 1970's the ground floor sashes were removed and a modern shopfront installed. It is unclear as to whether this property was entirely rebuilt or whether part of the pre-1905 building remains. What this building is not, is a wholly C19 building.

Given this context, in this instance no issue is raised in relation to the change of use in listed building terms, given that the building appears to have had a variety of uses throughout its existence.

It is considered that the proposed works will not harm the building's special character and the fact that the works are internal means that character or appearance of the Hitchin Conservation Area would not be affected.

The Design and Conservation Officer previously commented on proposals under refs: 17/01401/1 & 17/01402/1LB for a *'Single storey side extension following demolition of existing lean to. Raise flat roof height to rear outhouse. Internal including window replacement; and external alterations'.* This scheme is currently being implemented and conditions have been satisfied, however, having undertaken a site visit on 1st June 2018, it was noted that works were in hand to implement the scheme currently under consideration. While this is noted, the current applications are seeking to regularise this.

4.4 **Conclusion**
The Design and Conservation Officer has stated he considers that there is no need to impose any conditions over and above the standard time condition, and raises no objection on the basis that the proposal will satisfy Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and as supported by the aims of Section 12 of the NPPF and Policy HE1 of the North Hertfordshire Local Plan 2011 - 2031 (Proposed Submission, October 2016).

5.0 **Recommendation**

5.1 That planning permission 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.

Signed  Simon Ellis Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 4 July 2018	