

CONSERVATION TEAM CONSULTATION APPLICATION RESPONSE

APPLICATION REF:	26/01063/FPH
CASE OFFICER:	MT
APPLICATION SITE:	24 Wymondley Road, Hitchin, Hertfordshire, SG4 9PN
DESCRIPTION OF WORKS:	Part two storey and part single storey rear extension. Insertion of second floor rear windows and rear and side rooflights to facilitate loft conversion. Alterations to existing attached garage to include alterations to fenestration and raised roof height to facilitate gym and storage with study above in roof space to facilitate garage conversion into habitable accommodation following partial demolition of garage.

RECOMMENDATION:

Subject to feedback on a couple of matters raised, I raise **NO OBJECTION** on the basis that the proposal will not harm the character or appearance of the Hitchin Conservation Area, thereby satisfying the provisions of Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, the aims of Section 16 of the NPPF and the aims of Policy HE1 of North Hertfordshire Local Plan 2011-2031.

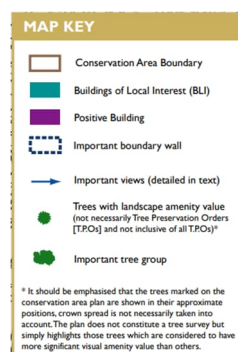
Impact on the character or appearance of the Hitchin Conservation Area.

The proposal will have a small impact upon the above heritage asset.

SITE CONTEXT:

The submitted Design Statement sets out clearly the planning context as follows:

The property is located within Hitchin, in North Hertfordshire District Council's (NHDC) Hitchin Conservation Area (Character Area 5: The Avenue, Highbury Road, Wymondley Road, Chiltern Road and The Chilterns). There is an Article 4 Direction on it removing some permitted development rights, but it is not listed or noted as of local interest. It is however considered a 'positive building' and has an 'Important Tree Group' adjacent to the entrance to the driveway. There are no other trees of significance within the site boundary. The property is not located in an area at risk of flooding from rivers and the site is not on or near a site of special scientific interest or in, or near a site of Archaeological Significance.



DETAILED ANALYSIS AND CONSIDERATIONS:

A positive building within the HCA that is subject to an Article 4 Direction, with the exception of the existing garage it is really the contribution that the front elevation of no.24 makes to the character and appearance of the HCA that is of most significance here.



Images from submitted Design Statement

I consider that the pitched roof to the side addition would maintain or indeed improve the appearance of the HCA but if the garage doors are glazed (?) and together with the type of first floor window, these may have a small, mildly distractive impact. Considering that the front half of the ground floor is to be used for storage I would hope that the doors are solid timber with glazed upper sections. A singular version of the window style present on the main house would be a unifying feature at first floor on the side addition rather than what is currently shown but this observation is not sufficient to sustain an objection.



The semi-circular headed windows are also a feature to the rear and whilst representing a rather discordant, incongruous detail, I cannot justify apportioning harm to the character or appearance of the HCA as a result of three upper floor windows. My professional view is that smaller windows in a style consistent with the host building should be encouraged. Omitting the attic window in the middle gable altogether (considering it only relates to storage room) would be better still with perhaps natural light and ventilation provided by a roof light instead.

Next, I consider that the two-storey gable addition sits reasonably well on the rear elevation where the hierarchy of built form remains in tact. Whilst I note that the semi-circular headed detail is then carried through to the fenestration of the single-storey addition, I find this less problematic when compared with the upper windows in that this relates to a wholly new addition rather than having a direct assertive impact on the host building.



Image from submitted Design Statement

HERITAGE POLICY ASSESSMENT:

Planning (Listed Building and Conservation Areas) Act 1990:
Section 72(1)

North Hertfordshire Local Plan 2011-2031:
Policy HE1

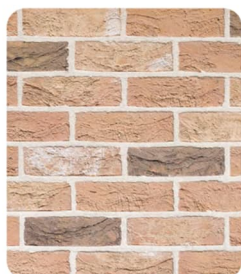
NPPF (December 2024):

The following paragraphs are relevant:

- **135 c)** (*sympathetic to local character and history, including the surrounding built environment*),
- **207** (*local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting*)
- **210** (*desirability of new development making a positive contribution to local character and distinctiveness*),
- **212** (*great weight should be given to the asset's conservation*),
- **213** (*clear and convincing justification*), and
- **215** (*harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use*).

CONCLUSION:

I await feedback to my comment regarding the 'garage' front doors and the semi-circular headed windows. I suggest that the tile choice for the side and two-storey rear addition is conditioned, otherwise, I find the material palette below acceptable and the proposal generally **UNOBJECTIONABLE**.



BRICKWORK

SOFT TERRACOTTA BRICKWORK

The Grantchester Blend 50mm brick, crafted by Traditional Brick & Stone, is a high-quality thrown/stock/soft mud brick known for its warm buff colouration and subtle light texture.

This classic facing brick is designed to enhance the visual appeal of any exterior, offering a timeless and elegant façade.

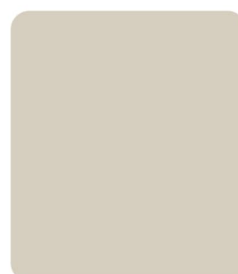


ROOF FINISH

ZINC STANDING SEAM ROOFING

Zinc roofing delivers a bold, contemporary look with clean lines and a smooth matte finish that stands out architecturally. The red / brown tone works well with both modern and traditional building designs.

This product enables the texture of the zinc to still be seen whilst offering choices of colour to complement other elements of a façade or roof.



WINDOW COLOUR

OATMEAL / PUTTY

This would provide a soft and tonal look to the house. The extension doors could be in this colour or a neutral contrast colour.

OFFICER: Mark Simmons

DATE: 30/06/2026