

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
24/02686/FPH	Single storey rear glazed extension linking to existing outbuilding and erection of boundary wall	2 Tilehouse Street Hitchin Hertfordshire SG5 2DW

Submitted Plan Nos

0005 rev 4 0001 0002 rev 4 0003 rev 4 0004 rev 4

1.0 Policies

2.0 **Site History**

2.1 See site history sheet

3.0 **Representations**

3.1 **Conservation officer:** following amended plans– Raises no objection

3.2 **Herts Historic Environment Team** - In this instance due to its size, I have no comment to make on the proposal.

3.3 **Site Notice / Adjoining occupiers:**

Priory Lodge - support

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The property is part of a pair of Grade II listed eighteenth century cottages (No 1 and 2, Tilehouse Street List Entry Number: 1102151). The properties are finished in red brick with flared brick patterning. No. 1 has a small backyard and detached outbuilding.

4.1.2 It is located within the Hitchin Conservation Area, within the historic core of Hitchin

4.2 **Proposal**

4.2.1 Single storey rear glazed extension linking to existing outbuilding and erection of boundary wall following amended plans

4.3 **Key Issues**

4.3.1 **Design and appearance**

4.3.2 The proposal would provide an infill glazed extension between the rear of the dwellinghouse and the outbuilding. Approximately 2 m by 2.5 metres. The roof form will be a continuation of the roof pitch of the outbuilding. External materials would include glazed roof and bifold doors with aluminium frames.

4.3.2 The proposed brick wall would use reclaimed brick to match existing bricks with security gate along the boundary line which currently is open between No. 2 and the adjoining neighbouring property. The wall is proposed to be 1.8 metres high. The materials for the bricks are to be conditioned.

- 4.3.3 It is considered that the proposed design is sympathetic to the existing house in height, form, proportions, roof type and materials.

Impact on heritage assets

- 4.3. In the initial proposal, the Conservation Officer raised no objection to the glazed extension or the boundary wall, subject to materials conditions.
- 4.3. The rear kitchen is a later addition, and the brickwork does not appear of especially high historic interest. The proposal would impact the existing layout, although the existing lounge was likely to have been two separate rooms at some points and so the layout has gradually evolved over time already. It would be preferred if some nibs of the existing kitchen wall were retained to indicate the previous layout, but this does not constitute an objection per se.
- 4.3. The applicant has provided additional information indicating the location of a previous opening into a lean-to structure to the rear that was previously infilled. There are newer bricks to this element of the rear elevation. This suggest that the area being opened would involve impacts on more recent rather than historic fabric. Photos have also been submitted to support this point.
- 4.3. On this basis, subject to conditions for proposed materials, there is no objection to the proposal.

Parking

- 4.3. The development has no parking implications

Biodiversity

- 4.3.10 This application is exempt from the need to deliver 10% biodiversity net gain under the Environment Act 2021 legislation

Climate Change

- 4.3.12 The proposed development is of a scale that will have no impact on local climate change.

4.4 **Conclusion**

- 4.4.1 The proposal is acceptable in planning terms.

4.5 **Alternative Options**

- 4.5.1 None applicable

5.0 **Recommendation**

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

2. 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.

3. 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.

4. Prior to commencement of works, details of all external materials shall be submitted to the Local Planning Authority for approval. The works shall be carried out only in accordance with the agreed materials.

Reason: To preserve the special architectural and historic interest of the listed building

Biodiversity Net Gain

1. 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. The Council acted proactively through positive engagement with the applicant during the determination process which led to improvements to the scheme. 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	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 20 March 2025	