

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
24/02687/LBC	Single storey rear glazed extension linking to existing outbuilding (as amended by plans received 10 March 2025)	2 Tilehouse Street Hitchin Hertfordshire SG5 2DW

Submitted Plan Nos

0001 0002 rev 4 0003 rev 4 0004 rev 4 0005 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 (as amended by plans received 10 March 2025)

4.3 **Key Issues**

Impact on heritage assets

4.3.1 This is a revised proposal based on plans registered on 10/03/2025.

4.3.2 In the initial proposal, the Conservation Officer raised concerns in relation to the following points:

- Large opening to the rear wall of the kitchen.
- New opening from lounge directly to kitchen and closing off existing doorway to hallway.
- Partitioning off and insulating the front door.

4.3.3 These were considered to harm the historic layout and understanding of the building and

historic fabric. There was no objection to the glazed extension or the boundary wall, subject to materials conditions.

- 4.3.4 In the current proposal, the front entrance and most internal openings would not be altered so the only remaining element of concern is the opening of the rear for a kitchen extension.
- 4.3.5 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.
- 4.3.6 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.
- 4.3.7 On this basis, subject to conditions for proposed materials, there is no objection to the proposal.

4.4 **Conclusion**

- 4.4.1 The proposal is considered acceptable in listed building terms.

4.5 **Alternative Options**

- 4.5.1 None applicable

4.6 **Pre-Commencement Conditions**

- 4.6.1 I can confirm that the applicant is in agreement with the pre-commencement conditions that are proposed.

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 Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 20 March 2025	