

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
24/01640/LBC	Internal and external alterations to facilitate change of use to restaurant and hot food takeaway to include installation of ventilation system on the rear roof. (Development has commenced).	32 Sun Street Hitchin Hertfordshire SG5 1AH
<u>Submitted Plan Nos</u>		
Location Plan Location Plan 2 002 003 004 005 006 007 020 021 022 023 Proposed Ventilation Drawings		

1.0 Policies

D1	Sustainable design
D3	Protecting living conditions
ETC4	Primary Shopping Frontages
HE1	Designated heritage assets
SECN12	Achieving well-designed places
SECN16	Conserve + enhance historic environment
SECN6	Building strong, competitive economy
SECN7	Ensuring vitality of town centres
SP1	Sustainable development in North Herts

2.0 Site History

2.1 See file

3.0 Representations

3.1 **NHDC Conservation** - Conservation officer concludes although the Heritage Statement says that the character of this backland area *“is one of functional servicing rather than heritage display”*, the installed extraction system nonetheless occasions a low level of less than substantial harm to no.32 Sun Street, the setting of nearby assets and to the appearance of the Hitchin CA. However, a convincing justification has been made in the submitted Heritage Statement. I conclude that whilst the implemented scheme falls short of satisfying Sections 16(2) (LBC only), 66(1) (FP only) and 72(1) (both), I note that the extraction system is purportedly the minimum size necessary to comply with Environmental Health requirements and enables a sustainable continued use of this heritage asset as a restaurant, thus, facilitating an optimum viable use. I, therefore, raise **NO OBJECTION** on the basis that the proposal will satisfies the aims of Section 16 of the NPPF and Policy HE1 of North Hertfordshire Local Plan 2011-2031.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The application site No. 31 and 32 Sun Street are jointly a Grade II listed eighteenth building with later alterations. The building is three storeys tall with a modern shop front and timber framing that is visible in the interior. It has historic significance as a historic building in the town centre and historic and architectural interest due to its historic fabric. The site is located within the historic core of Hitchin Conservation Area, and a large number of nearby buildings along Sun Street, Bucklersbury and nearby Marketplace are nationally listed.

4.2 **Proposal**

4.2.1 Listed building consent is sought for the internal and external alterations to facilitate change of use to restaurant and hot food takeaway to include installation of ventilation system on the rear roof.

4.2.1 A Heritage, Design and Access Statement was requested and now submitted in support with the proposal.

4.3 **Key Issues**

4.3.1 The works have already been completed and can be divided into three main parts:

- Internal alterations for restaurant use
- External alterations including enlarged rooflight and ventilation system on the rear roof
- Installation of externally illuminated fascia sign and hanging sign

4.3.2 The internal works comprise a fit out for restaurant use. The main restaurant area is the more historic part of the ground floor, while the kitchen is located within the twentieth century addition. These internal works include installation of a new bar, tiles to walls and oak cladding; black powder coated light fittings, replacement kitchen and toilets; new bar and glazed windbreak by entrance; low-level panelling and bench seating along the existing walls; a curved wall separating the restaurant from the toilets and kitchen; repainting the walls and ceiling, new lighting, laying new LVT flooring and refinishing existing timber floor. These works

are in keeping with the existing character, are reversible and are not harmful in heritage terms. The enlarged rooflight is in the more modern rear section of the kitchen, is not highly visible and is acceptable in heritage terms. The shopfront fascia sign and hanging sign are of an appropriate material and character and have an acceptable impact in heritage terms

- 4.3.2 However, the flue is large and runs across the flat roof and is in proximity to a number of listed buildings on Sun Street, Bucklersbury and Market Place, which impacts the significance of the subject building and nearby listed buildings. There was no clear justification provided as to the size and design of the flue and whether this is an acceptable or commonly used ventilation system used by nearby restaurants, cafes etc or more generally on sensitive listed buildings. Further justification was sought and following submission the Conservation Officer offered the following:

“although the Heritage Statement says that the character of this backland area *“is one of functional servicing rather than heritage display”*, the installed extraction system nonetheless occasions a low level of less than substantial harm to no.32 Sun Street, the setting of nearby assets and to the appearance of the Hitchin CA. However, a convincing justification has been made in the submitted Heritage Statement. I conclude that whilst the implemented scheme falls short of satisfying Sections 16(2) (LBC only), 66(1) (FP only) and 72(1) (both), I note that the extraction system is purportedly the minimum size necessary to comply with Environmental Health requirements and enables a sustainable continued use of this heritage asset as a restaurant, thus, facilitating an optimum viable use. I, therefore, raise **NO OBJECTION** on the basis that the proposal will satisfies the aims of Section 16 of the NPPF and Policy HE1 of North Hertfordshire Local Plan 2011-2031”.

- 4.3.3 I agree with this view, and consider that this scheme would overall preserve the setting and fabric of the grade II listed building by bringing it back into a viable use and ensuring that it is maintained in the long term. This is in accordance with the aims of LP Policy HE1 and paragraphs 203 and 205 of the NPPF.

4.4 **Conclusion**

- 4.4.1 Grant listed building consent.

5.0 **Recommendation**

- 5.1 That Listed Building consent be **GRANTED**

Signed  Shaun Greaves Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 21 July 2026	