

DELEGATED FILE NOTE

CASE OFFICER: ...Tricia Craggs.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/00995/LBC	Replacement of internal automated self-service machines with Smart ATMs	5 - 6 High Street Hitchin Hertfordshire SG5 1BH

Submitted Plan Nos

18360-DB3-B01-XX-DR-A-90001 18360-DB3-B01-00-DR-A-20101_A_ 18360-DB3-B01-00-DR-A-20201-A
18360-DB3-B01-00-DR-A-20101

1.0 Policies

HE1 Designated heritage assets

SECN16 Conserve + enhance historic environment

2.0 **Site History**

2.1 Although not the most recent planning history the following is most relevant:

00/00817/1LB
Historic building plaque.
01/01362/1LB
Replacement non illuminated fascia and projecting signs

3.0 **Policies**

3.1 Section 16: Conserving and enhancing the historic environment of the National Planning Policy Framework (July 2021). Relevant paragraph numbers at Section 16 are as follows: 197, 199, 200 and 202.

Policy HE1 of the North Hertfordshire Local Plan 2011-2031.

4.0 **Representations**

4.1 **Press & site notices** – No objections received.

5.0 **Planning Considerations**

5.1 **Site and Surroundings**

5.1.1 The building is located within Hitchin Conservation Area.

The list entry is as follows:

Barclays Bank, 5-6 High Street, Hitchin, SG5 1BH

5255 HIGH STREET (West Side) Nos 5 & 6. TL 1829 SW 1/99 II GV 2. Mid C19 in Italianate style. Impressive stucco building with careful details. Modillion cornice to hipped Welsh slated roof. 3 storeys, quoins, vermiculated ground floor. 3 storeys, 2nd floor architrave surrounds, first floor eared architrave surrounds, pediments. Slightly recessed wings. 1 window on left, 2

storeys on right. Nos 1 to 6 (consec) form a group with No 33 Market Place. Listing NGR: TL1838929126

5.2 **Proposal**

5.2.1 ***Replacement of internal automated self-service machines with Smart ATMs.***

5.3 **Key Issues**

5.3.1 The main issue is to consider the impact of the works on the special character of the listed building and the character and appearance of the conservation area.

5.3.2 **Guidance on Alterations to Listed Buildings** **IHBC Toolbox Guidance Note GN2021/1 - January 2021**

7. INTERIORS 7.1 General principles

7.1.1 Listing always applies to the whole building including the interior and is not limited to those features described in the statutory list entry. This is irrespective of whether the interior was inspected at the time of the original survey. The listed building consent process exists for the considered management of change. Proposals for listed building consent enable the merits of interiors (or otherwise) to be inspected and properly assessed prior to works of alteration or partial demolition being considered.

7.1.2 The quality of interiors and the survival of internal historic fabric may vary considerably. Some rooms or other internal spaces may be of undoubted heritage merit. Others may be less so, either individually or collectively, and may have been significantly altered. The special interest of each space and the nature of the proposed work should be carefully assessed to determine to what extent the character of the space may be affected in whole or in part.

5.3.3 Given that the interior is completely modern and there is no historic fabric, features or floor plans remaining the above guidance is redundant on this occasion and the proposal is supported.

5.3.4 The proposal seeks to replacement existing automated self-service machines with Smart ATMS.

5.3.5 The proposed new Smart ATMS will not see the loss of any historic fabric as stated in 5.3.3.

5.3.6 The proposed light weight structural partitions are considered to be acceptable as they would be reversible and would not cause harm to the internal modern floorplan.

5.3.7 The proposed redecoration work is supported as it would not cause any harm to the existing modern fabric.

5.3.8 There would be no impact on the conservation area as the work is internal.

5.4 **Alternative Options**

5.4.1 None

5.5 **Pre-Commencement Conditions**

5.5.1 None applicable.

5.6 **Conclusion**

5.6.1 It is considered that the proposal will not occasion harm to the listed building's special character and setting nor the character and appearance of the Hitchin Conservation Area. The proposal, thereby, satisfies the provisions of Sections 16(2) and 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 the North Hertfordshire Local Plan 2011-2031.

6.0 **Recommendation**

6.1 I recommend that listed building consent be **GRANTED**.

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	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 4 June 2025	

