

DELEGATED FILE NOTE

CASE OFFICER: ...Vicki Wood.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/03083/LBC	Replace existing front elevation window with a door, replace existing side elevation door with a window, replace existing side/rear store room casement window with a door, replace existing rear utility room door with a window, insertion of rooflight to existing rear elevation utility room and insertion of solar panels to existing rear courtyard roofslope. Internal alterations.	32 Church Street Baldock Hertfordshire SG7 5AF

Submitted Plan Nos

BHI 200A BHI 110B BHI 210B

1.0 Policies

1.1. **National Planning Policy Framework (2024)**

Section 16 – Conserving and enhancing the historic environment

1.2. **North Hertfordshire Local Plan (2011-2031)**

Strategic Policy

Policy SP13 Historic Environment

Development Management Policy

Policy HE1 Designated Heritage Assets

2.0 **Relevant Site History**

2.1 Various applications have been submitted and approved in relation to the property, full case history on file.

2.2 Concurrent planning application 25/03082/FPH.

3.0 **Representations**

3.1 **Press, Site Notice and Neighbour Consultation** – None received.

3.2 **Baldock, Bygrave and Clothall Council** – None received.

3.3 **NHC Conservation Officer** – No objection subject to conditions.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The site lies on the north side of the junction of Church Street with Orchard Road and comprises of a grade II listed building within the Baldock Conservation Area. The property is three-storey with two front dormer windows and has its main entrance on Orchard Road.

4.2 **Proposal**

4.2.1 Replace existing front elevation window with a door, replace existing side elevation door with a window, replace existing side/rear storeroom casement window with a door, replace existing rear utility room door with a window, insertion of rooflight to existing rear elevation utility room and insertion of solar panels to existing rear courtyard roof slope. Internal alterations.

4.2.2 A Design, Access and Heritage Statement is submitted in support of the development.

4.3 **Key Issues**

4.3.1 The key issues for consideration is the impact that the proposed development would have on the special character, setting and significance of the listed building.

4.4 **Design and Appearance**

4.4.1 There is no heritage objection to the proposed development based on the fact that there would be no heritage harm to the listed building. The scale and design of the development is minor, and I am satisfied that the proposal complies with Policy HE1 of the Local Plan and Section 16 of the NPPF.

4.5 **Conclusion**

4.5.1 It is considered that the proposal would not occasion harm to the grade II listed building meaning that the proposal would satisfy the provisions of Sections 16(2) & 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and as supported by the aims of Section 16 of the NPPF and Policy HE1 of the Local Plan.

4.6 **Alternative Options**

4.6.1 N/A

4.7 **Pre-Commencement Conditions**

4.7.1 The agent has agreed to the pre-commencement conditions.

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.

2. Details and/or samples of materials to be used for the works, hereby granted consent, shall be submitted to and agreed, in writing, by the Local Planning Authority before any works are commenced.

Reason: To safeguard the character and appearance of the listed building to which this consent relates and to comply with Policies SP13 and HE1 of the North Hertfordshire Local Plan 2011 to 2031.

3. Full joinery details of the proposed new timber doors/windows to a metric scale and 1:1 scale drawings of the proposed glazing bars hereby granted consent, shall be submitted to and agreed, in writing, by the Local Planning Authority before any works are commenced.

Reason: To safeguard the character and appearance of the listed building to which this consent relates and to comply with Policies SP13 and HE1 of the North Hertfordshire Local Plan 2011 to 2031.

Signed  Anne McDonald	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 2 February 2026	