

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/03082/FPH	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

1.0 **National Planning Policy Framework (2024)**

Section 2 Achieving sustainable development

Section 12 Achieving well-designed and beautiful places

Section 14 Meeting the challenge of climate change, flooding and coastal change

Section 16 Conserving and enhancing the historic environment

1.1 **North Hertfordshire Local Plan (2011-2031)**

Strategic Policies

Policy SP1 Sustainable development in North Herts

Policy SP2 Settlement Hierarchy and Spatial Distribution

Policy SP9 Design and sustainability

Policy SP13 Historic environment

Development Management Policies

Policy D1 Sustainable Design

Policy D2 House Extensions and Replacement Dwellings

Policy D3 Protecting Living Conditions

Policy HE1 Designated heritage assets

1.2 **Baldock, Bygrave and Clothall Neighbourhood Plan (2021)**

Policy G3 Creating well-designed places

Policy G4 Sustainable design

Policy G5 Baldock conservation area

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 listed building consent application 25/03083/LBC.

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.

4.1.2 The site is within the settlement boundary for Baldock where development is generally acceptable subject to policy requirements.

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.

4.2.3 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 are as follows:

- The acceptability of the design of the proposed development and its resultant impact on the listed building.
- The impact the proposed development would have on the character and appearance of the property and the surrounding area.
- The impact that the proposed development would have on car parking provision in the area.
- The impact that the proposed development would have on the living conditions of nearby neighbouring properties.

Design

4.3.2 The objectives of the National Planning Policy Framework (NPPF) include those seeking to secure the creation of high quality, beautiful and sustainable buildings and places (Section 12 – Achieving well-designed places). Paragraph 131 of the NPPF states that *“Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities”*. In this regard, Policy D1 and D2 of the Local Plan are consistent with the objectives set out within the NPPF.

4.3.3 The development would see an existing entrance doorway on Orchard Road replaced with a window, and a new main entrance doorway formed with canopy and sash window in place of an existing window opening to the building's frontage on Church Street,

reintroducing an active frontage. Other changes include replacement of a doorway and formation of a window to a utility room and the formation of a doorway in place of a window to an external store both on the rear ground floor elevation of the dwelling. Minor changes are proposed by the installation of a rooflight to the existing utility room and the addition of solar panels to an existing courtyard roof slope.

- 4.3.4 In design terms, I am satisfied that the development would not occasion harm to the listed building and would not be contrary to the established street scene and would be in accordance with Policies D1 and D2 of the Local Plan, Policies G3, G4 and G5 of the Neighbourhood Plan and Section 12 of the NPPF.

Impact on Heritage Assets

- 4.3.5 Section 16 of the NPPF sets out guidance relating to sustaining and enhancing heritage assets. In this regard, Policy HE1 of the Local Plan is consistent with the NPPF.
- 4.3.6 When considering the impact of proposed development on the significance of a designated heritage asset (in this case the Listed Building(s)), the NPPF notes that great weight should be given to the asset's conservation; the more important the asset, the greater the weight should be.
- 4.3.7 I support the view expressed by the Conservation Officer, in that the proposed development would not result in an intervention or loss of historic fabric, nor would there be any harm to the setting of the listed building.
- 4.3.8 I am satisfied that the development would be in accordance with Policy HE1 of the Local Plan and Section 16 of the NPPF.

Impact on Neighbouring Properties:

- 4.3.9 A core planning principle set out in the NPPF is to always seek to secure a good standard of amenity for all existing and future occupants of land and buildings. This principle is reflected in the provisions of Policy D3 of the Local Plan.
- 4.3.10 No objections have been received and given the minor scale of the development, I am satisfied that there would be no impact on existing residential amenity.
- 4.3.11 I am satisfied that the proposal is in accordance with Policy D3 of the Local Plan and Section 12 of the NPPF.

Biodiversity Net Gain (BNG)

- 4.3.12 This development is not subject to the statutory Biodiversity Gain Plan condition because it is exempt under the statutory exemptions as set out in paragraph 17 of Schedule 7A of the Town and Country Planning Act 1990 and the Biodiversity Gain Requirements (Exemptions) Regulations 2024.

Environmental Implications

- 4.3.13 Section 14 of the NPPF sets out how the planning system should support the transition to a low carbon future. The principles set out in Section 14 are reflected in Policy D1 of

the Local Plan, which sets out that development proposal should take all reasonable opportunities to reduce energy consumption and waste, retain existing vegetation and propose new appropriate planting, and future proof for changes in technology and lifestyle.

- 4.3.14 The proposed development, would have no significant implications for the local environment in terms of carbon emissions and therefore would be generally in compliance with Section 14 of the NPPF and Policy D1 of the Local Plan.

4.4 **Conclusion**

- 4.4.1 The proposed development is considered acceptable and complies with both local and national planning policies.

4.5 **Alternative Options**

- 4.5.1 N/A

4.6 **Pre-Commencement Conditions**

- 4.6.1 N/A

5.0 **Recommendation**

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

1. 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.

2. 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.

Proactive Statement:

Planning permission has been granted for this proposal. Discussion with the applicant to seek an acceptable solution was not necessary in this instance. 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 Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 2 February 2026	