

DELEGATED FILE NOTE

CASE OFFICER: ...Tabitha Kaye.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
26/00681/LBC	Installation of 2x sign written house name letters, 1x car park sign, 1x small directional sign and 1x information panel.	The Green Man 5 High Street Offley Hitchin Hertfordshire SG5 3AR

Submitted Plan Nos

Location Plan 203231-Rev B 203231-Rev B 203231-Rev B 203231-Rev B 203231-Rev B 203231-Rev B
203231-Rev B 203231-Rev B

1.0 Policies

SECN16 Conserve + enhance historic environment

HE1 Designated heritage assets

2.0 **Site History**

2.1 Various Listed Building applications, ranging from 1989-2026.

3.0 **Planning Considerations**

3.1 **Site and Surroundings**

3.1.1 The application site accommodates The Green Man, a Grade II Listed public house located along High Street, Offley. The site is within the Offley settlement boundary and Offley Conservation Area.

3.2 **Proposal**

3.2.1 Installation of 2x sign written house name letters, 1x car park sign, 1x small directional sign and 1x information panel.

3.3 **Key Issues**

3.3.1 The key issue in this case is the proposed developments impact upon the character and appearance of the designated heritage assets.

3.3.2 The Council's Conservation Officer provided a formal comment on the 22nd May 2026, considering the impact of the proposal upon the listed building. The following comments and conclusion have been lifted from that report:

I raise NO OBJECTION on the basis that the proposal will neither harm The Green Man's special character or occasion harm to the character or appearance of the Great Offley Conservation Area. The proposal satisfies the provisions of Sections 16(2) and 72(1) (both) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and the aims of para 135(c) and Section 16 of the NPPF and Policy HE1 of the North Hertfordshire Local Plan 2011-2031.

The following is noted in the submitted Design, Access and Heritage Statement:

The proposal is to replace the existing signs due to age and weathering. The existing signs have been in situ for many years and have become faded and damaged.

All existing signs will be removed and any fixing holes made good. The exterior would then be repainted by the main contractor to the colours shown on drawing 203231 GREEN MAN. The replacement signs would then be fitted to the positions also show on this drawing. As details on the signage specifications the signs would be constructed from the same materials as the existing. The existing floodlights would be replaced by low energy LED lamps and positioned in the same location as the existing.

Great care has been taken to keep the signage on a similar design and construction.

It is noted that the exterior is to be painted and potentially this may also have required listed building consent. However, this would only be required if there was a change of paint colour that affected the listed building's special character. On this occasion, the change is modest from cream to Dulux Heritage Swedish White with other colours in the palette being Waxed Khaki and Slate Grey. This would not affect the listed building's special character and therefore does not require LBC.

3.4 Conclusion

- 3.4.1 The proposed works accord with the provisions of Policy HE1 of the Local Plan 2011-2031 and Section 16 of the NPPF. The works are considered to accord with Sections 16(2) and 66(1) of the Planning (Listed Building and Conservation Areas) act 1990. Grant listed building consent.

3.5 Alternative Options

- 3.5.1 N/A

3.6 Pre-commencement Conditions

3.6.1 N/A

4.0 **Recommendation**

4.1 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  Shaun Greaves Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 26 May 2026	