NORTH HERTFORDSHIRE DISTRICT COUNCIL

Planning (Listed Buildings and Conservation Areas) Act 1990
Planning (Listed Buildings and Conservation Areas) Regulations 1992

DECISION NOTICE

Correspondence Address:
Extend
68 Queen Street
Hitchin
Herts
SG4 9TS

Applicant:
Mr Maniscalco

PARTICULARS OF DEVELOPMENT

Application:	18/00165/LBC
Proposal:	Change of use of former office building to provide 6 flats (2 x 1-bed and 4 x 2-bed) on the ground , first and second floors with basement level storage, associated internal works, staircase works, removal of front entrance ramp, front railings, car parking, rear mechanical gate, landscaping and ancillary works.
Location:	21 High Street, Baldock, Hertfordshire, SG7 6BD,

In pursuance of its powers under the above Act and the associated Orders and Regulations, the Council hereby **REFUSE LISTED BUILDING CONSENT** to the works described above and proposed by you in your application received with sufficient particulars on 16 January 2018.

The reasons for the Council's decision to refuse Listed Building Consent are:

1. The proposed works would implicate the further subdivision of the curtilage associated with the heritage asset, which currently influences the experience and interest of the listed building. The less than substantial harm resultant from the proposed works to the setting of the heritage asset would not be outweighed by any public benefits. As a

result, the proposal conflicts with the aims of Policy HE1 a. of the North Hertfordshire Local Plan 2011 - 2031 (Proposed Submission, October 2016, Sections 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990, and Section 12 of the National Planning Policy Framework 2012.

Signed:



Development & Conservation Manager

Development Management
North Hertfordshire District Council
Council Offices
Gernon Road
Letchworth
Herts
SG6 3JF

Date: 18 May 2018

NOTES

1 If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

If you want to appeal against your local planning authority's decision then you must do so within 6 months of the date of this notice.

Appeals must be made using a form which you can get from the Planning Inspectorate at Suite C, 4th Floor, Spectrum Building, Bond Street, Bristol, BS1 3LG or online at www.planningportal.gov.uk/planning/appeals

The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.
In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.

Purchase Notices
If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.
In these circumstances, the owner may serve a purchase notice on the Council

(District Council, London Borough Council or Common Council of the City of London) in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.