

DELEGATED FILE NOTE

CASE OFFICER: ...Andrew Hunter.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
24/01987/S73	Variation of Condition 2 (revised plans) of planning permission 19/00395/FP granted 23.05.2019 for Change of Use and conversion of antique showroom to 2-bed dwelling (development already carried out).	The Manor House Bancroft Hitchin Hertfordshire SG5 1JW

Submitted Plan Nos

1114 - PL03 1114 - AP01a 1114 - PL01 1114 - PL02 1114 - PL04

1.0 Policies

D1	Sustainable design
D2	House exts, replcmnt dwellings outbuild
D3	Protecting living conditions
HE1	Designated heritage assets
SECN12	Achieving well-designed places
SECN16	Conserve + enhance historic environment
SP9	Design and Sustainability
SP13	Historic environment

2.0 **Relevant Site History**

- 2.1 21/01808/LBC - Retention of panelled dividing wall at first floor (part implementation of appn ref: 19/00396/LBC by omitting additional bathroom between bedrooms) and addition of shower and sink to the rear entrance lobby – Withdrawn 27/08/21.
- 2.2 19/00396/LBC - Internal alterations to facilitate change of use and conversion of antique showroom to 2-bed dwelling – Approved 23/05/19.
- 2.3 19/00395/FP - Change of Use and conversion of antique showroom to 2-bed dwelling - Approved 23/05/19.
- 2.4 16/00322/1: Conversion of existing two storey retail unit (A1 use) to 1 x 2 bedroom dwelling - Approved.

- 2.5 16/00323/1LB: Internal alterations to include lower vertical sliding sash secondary glazing units, to facilitate conversion of retail unit to 1 x 2 bedroom dwelling - Consent granted.

3.0 **Representations**

- 3.1 **Historic England** - In this case we are not offering advice.

3.2 **Conservation Consultant –**

The retrospective works comprise:

- Retention of panelled dividing wall at first floor and retention of original position of decorative door and omission of additional bathroom between bedrooms.
- Addition of shower to the rear entrance lobby
- Introduction of an extractor fan in the rear wall; existing window adjacent to the fan to be retained.

The retention of the existing doorway and omission of the first-floor bathroom would not be harmful to heritage significance and are in some regards a positive change which reduces the level of intervention. The changed positioning of the new dividing wall between the bedrooms would have a neutral impact. The new bathroom in a ground floor recess would have a neutral impact in heritage terms and would help to ensure reduced interventions elsewhere in the building.

The works have an acceptable impact on the designated heritage assets relative to the previously granted applications 19/00396/LBC and 19/00395/FP and as such there is no heritage objection.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

- 4.1.1 The site is a two storey building with a pitched roof that is Grade II* listed, which has been converted to a dwelling. The site is in Hitchin town centre, which has a commercial character. The site is in a Conservation Area, and is near other listed buildings.

4.2 **Proposal**

- 4.2.1 This application seeks to vary Condition 2 (approved plans) of previous permission 19/00395/FP in respect of alterations that have been carried out, by:
- ☐ Adding a shower room to the ground floor, with a new extract fan.
 - ☐ Omitting a new first floor bathroom between the two bedrooms, and a re-sited new internal partition wall.
 - ☐ Retaining the original position of a first floor decorative door.

4.3 **Key Issues**

- 4.3.1 The key material considerations relating to the proposed amendments are design and heritage, and neighbour amenity.

Design and heritage

- 4.3.2 The alterations that have been carried out are primarily internal, and do not raise any external design and heritage concerns. The new extract fan is small, has not raised concerns from the Conservation Consultant, and is acceptable. The works have not harmed the significance of the Conservation Area and the settings and significance of listed buildings, and are acceptable regarding their impacts on designated heritage assets.
- 4.3.3 The works accord with Sections 66 (1) and 72 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990. The design is acceptable. The proposal complies with Policies D1, D2 and HE2 of the Local Plan, and Sections 12 and 16 of the NPPF.

Impacts on Neighbouring Properties:

- 4.3.4 The new extract duct is small, does not produce noise, and does not harm amenity. The other alterations are internal, have limited impacts, and are not harmful. Impacts on amenity are therefore acceptable, and the proposal complies with Policy D3 of the Local Plan.

4.4 **Conclusion**

- 4.4.1 In the absence of material planning reasons to the contrary it is my view that planning permission is **GRANTED**.

5.0 **Recommendation**

- 5.1 That planning permission be **GRANTED** unconditionally.

Biodiversity Net Gain

1. This development is not subject to the statutory Biodiversity Gain Plan condition because it is considered exempt under the statutory exemptions (<https://www.gov.uk/guidance/biodiversity-net-gain-exempt-developments>) or transitional arrangements in respect of the biodiversity gain condition.

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	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 14 November 2024	