

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
24/02163/LBC	Removal of Condition 4 (Full details as to the method of mechanical extraction to the kitchen) of Listed Building consent 19/00396/LBC granted on 23.05.2019 for Internal alterations to facilitate change of use and conversion of antique showroom to 2-bed dwelling.	The Manor House Bancroft Hitchin Hertfordshire SG5 1JW

Submitted Plan Nos

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

1.0 Policies

HE1	Designated heritage assets
SECN16	Conserve + enhance historic environment
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by omitting additional bathroom between bedrooms) and addition of shower and sink to the rear entrance lobby – Withdrawn 27/08/21.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** – Application 24/02163/LBC is for removal of a condition requiring details of mechanical kitchen extraction prior to commencement of works. The works have already been undertaken as part of a conversion to residential use as permitted previously under applications 19/00396/LBC and linked application 19/00395/FP.

The final element is the removal of Condition 4 of 19/00396/LBC which required details of the method of mechanical extraction prior to commencement of works and the condition reason was to ensure that the special historic and architectural interest and integrity of the building would be protected.

The fitting of a filter within the cupboard under the cooker in the new kitchen island has already taken place and a small external vent has been installed within rebuilt brickwork

to the ground floor rear of the property. The works appear discreet and not harmful to the buildings special interest and as such it appears to have a neutral impact. Therefore, there is no objection to removal of the condition related to these works. Retention of an existing window adjacent to the extraction outlet is also referred to in the submission which would have an acceptable impact.

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 The proposal is for the removal of Condition 4 of listed building consent 19/00396/LBC. Condition 4 states:

Full details as to the method of mechanical extraction to the kitchen, shall be submitted to and approved in writing by the Local Planning Authority, prior to the commencement of that part of the alterations hereby approved.

To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of this grade II listed building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990.*

- 4.2.2 The reason for the removal of Condition 4 is that the works approved under the 2019 consent have been completed. With regards to the kitchen, a recycling charcoal filter within the cupboard under the cooker has been fitted, which has resulted in external extraction and associated holes in the building being required and formed.

4.3 **Key Issues**

- 4.3.1 The key material considerations are whether the proposal is acceptable on heritage grounds regarding its impacts on the significance of the listed building as a designated heritage asset. This is set out in Section 16 (2) of the Planning (Listed Buildings and Conservation Areas) Act 1990.
- 4.3.2 On the basis of the comments from the Conservation Consultant, the works that have been carried out are considered sympathetic to and in keeping with the special significance and character of the listed building. There is no requirement for Condition 4 to remain as sufficient means of dealing with cooking fumes etc. has been implemented.
- 4.3.3 It is not considered that the application harms the significance of the designated heritage asset the subject of this application. The impacts of the proposal on the character and appearance of the building and its significance as a designated heritage asset are

therefore considered acceptable. The proposal complies with Policies SP13 and HE1 of the Local Plan, and Section 16 of the NPPF.

4.4 **Conclusion**

- 4.4.1 The proposed works are therefore considered to preserve the significance of the listed building as a designated heritage asset.

5.0 **Recommendation**

- 5.1 To **GRANT** listed building consent subject to the following conditions:

1. No mechanical ventilation/flues shall be installed through the front wall of the listed building, unless otherwise agreed and approved in writing by the Local Planning Authority.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of this grade II* listed building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990. To comply with Policy HE1 of the Local Plan.

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