

DELEGATED FILE NOTE

CASE OFFICER: ...Thomas Howe.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
24/02365/LBC	Installation of air conditioner unit to first floor rear elevation	Unit 1 121 - 123 Bancroft Hitchin Hertfordshire SG5 1LS

Submitted Plan Nos

PJ007497 PJ007497 PJ007497 PJ007497

HE1 Designated heritage assets

SECN16 Conserve + enhance historic environment

2.0 **Site History**

2.1 Various applications.

2.2 Concurrent Full Permission Application - 24/02364/FP

3.0 **Representations**

3.1 **Conservation Officer – No Objection:**

*“It is considered that the proposal would neither harm the listed building’s special character or harm the special character of the Hitchin Conservation Area, therefore satisfies the provisions of Sections 66(1) and 72(1) of the Planning (LB & CA) Act 1990 and will accord with Section 16 of the Framework and Policy HE1 of the North Hertfordshire Local Plan 2011 – 2031. The proposal is therefore **UNOBJECTIONABLE** in heritage terms.”*

3.2 Neighbours: N/A

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 Unit 1, 121-123 Bancroft comprises a Grade II Listed retail unit within the centre of Hitchin. Its list entry reads as follows:

“Late C18. Red brick, 3 storeys, old tiled roof behind parapet. 3 sash windows, outer ones on first floor 3-light, on second floor 2-light semi- circular. Modern shop windows replace Venetian windows flanking a central 8 panel door and fanlight.”

4.2 **Proposal**

4.2.1 Listed Building Consent is sought for the installation of an air conditioner unit to the first floor rear elevation.

4.3 **Key Issues**

4.3.1 The key issues for consideration are the impact the proposed stud wall would have on the character and appearance on the grade II listed building and the Hitchin Conservation Area.

4.3.2 The Conservation officer advised no objection to the proposed development. The Conservation officer considers that the proposed works would not significantly detract or impact on the listed building to merit an objection.

4.3.3 The impacts of the proposal on the character and appearance of the building and its significance as a designated heritage asset are considered acceptable.

4.4 **Conclusion**

4.4.1 The proposals are acceptable in listed building terms.

4.5 **Alternative Options**

4.5.1 None applicable.

5.0 **Recommendation**

5.1 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  Anne McDonald	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 24 January 2025	