

NORTH HERTFORDSHIRE DISTRICT COUNCIL

Planning (Listed Buildings and Conservation Areas) Act 1990

DECISION NOTICE

Correspondence Address:

DB3 Architecture
2 Callaghan Square
Cardiff
CF10 5BT
United Kingdom

Applicant:

Branch Manager

Application:

25/03018/LBC

Proposal:

Existing ATM lowered in height. Replacement of the existing automated front entrance door. Internal and external alterations.

Location:

5 - 6 High Street, Hitchin, Hertfordshire, SG5 1BH,

Approved Plan Nos:

18864-DB3-S01-XX-DR-A-90001_
18864-DB3-B01-00-DR-A-20011
18864-DB3-B01-00-DR-A-20111 - Rev A
18864-DB3-B01-01-DR-A-42001_
18864-DB3-B01-01-DR-A-41001_
18864-DB3-B01-01-DR-A-20101_
18864-DB3-B01-01-DR-A-02001_
18864-DB3-B01-00-DR-A-43601
18864-DB3-B01-00-DR-A-42001_
18864-DB3-B01-00-DR-A-35101_
18864-DB3-B01-00-DR-A-2010
18864-DB3-B01-00-DR-A-03001
18864-DB3-B01-00-DR-A-20001
18864-DB3-B01-00-DR-A-35001_
18864-DB3-B01-00-DR-A-20001
18864-DB3-B01-01-DR-A-20001

PARTICULARS OF DECISION

In pursuance of its powers under the above Act and the associated Orders and Regulations, the Council hereby **GRANT LISTED BUILDING CONSENT** to the works described above and proposed by you in your application received with sufficient particulars on 12 December 2025.

The consent is 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.

2. Notwithstanding the plans not including full details of materials, the details specified by emails received 10 and 11 February 2026, and as agreed by the Conservation Officer shall be implemented on site and retained in perpetuity with the external alterations hereby approved unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure a suitable visual relationship with the Listed Building and the surrounding Conservation Area, to comply with Policy HE1 of the North Hertfordshire Local Plan 2011 -2031 and Section 16 of the National Planning Policy Framework.

Signed:



Shaun Greaves
Development and Conservation Manager

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

Date: 18 February 2026

The Council's Privacy Notice is available on our website: <https://www.north-herts.gov.uk/home/council-data-and-performance/data-protection/information-management-gdpr>

NOTES

- 1 **Failure to satisfy conditions may invalidate this permission and/or result in enforcement action. Particular attention should be paid to the requirements of any condition in bold.**
- 2 Circular 04/2008 (Planning Related Fees) states that where an application is made under Article 21 of the Town and Country Planning (General Development Procedure) Order 1995, a fee will be payable for any consent, agreement or approval required by condition or limitation attached to the grant of planning permission.
- 3 No fee is payable for any consent, agreement or approval required by condition or limitation attached to the grant of a Listed Building Consent. The request can be informal through the submission of a letter or plans, or formal through the completion of an application form and the submission of plans. Any number of conditions may be included on a single request. The form is available on the Council's website:
www.north-herts.gov.uk/home/planning/planning-applications/submit-planning-application
- 4 If you are aggrieved by this decision, you may appeal to The Planning Inspectorate, , within 6 months of this decision or, in exceptional circumstances, such longer period as the Secretary of State may agree.

Appeals can be made online at: <https://www.gov.uk/planning-inspectorate>.

If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

- 5 The District Council and County Highway Authority wish to ensure that, in the implementation of the development, hereby approved, the highway verge adjacent to the property is not damaged or does not become unsightly due to the stationing of skips, parking of vehicles, storing of building materials etc thereon. Your attention is, therefore, drawn to the provisions of Section 131 of the Highways Act 1980 and to the Hertfordshire County Council Bylaws 1955 (specifically relating to grass margins and verges in Letchworth) by virtue of which such actions, unless authorised by the prior grant of a licence, constitute a prosecutable offence. Persons responsible for undertaking the development and any associated works are, therefore, strongly encouraged to take appropriate steps to ensure that no breach of the said legislation occurs during the course of such activities. In the event of any damage being caused it will be expected that suitable reinstatement is undertaken upon completion of the development. Failure to do so could also result in legal action being pursued. To obtain information regarding the issue of licences, contact the Hertfordshire Highways, Northern Area Office, Antelope House, Gates Way, Stevenage, SG1 3HL or telephone 01438 757800.