

DELEGATED FILE NOTE

CASE OFFICER: ...Tom Rea.....

**APPLICATION
REFERENCE**

**BRIEF DESCRIPTION OF
DEVELOPMENT**

APPLICATION SITE

25/01254/LBC

Single storey infill extension (as
amended by plan no. PL-TRD-2419C)

93A Bancroft

Hitchin

Hertfordshire

SG5 1NQ

Submitted Plan Nos

TRD-2419-A1/01

1.0 Policies

1.0 **Relevant Planning Policies**

1.1 **North Herts Local Plan 2011 - 3031**

- ☐ Policy ETC5: Secondary Shopping Frontages
- ☐ Policy SP4: Town Centres
- ☐ Policy ETC3: Town Centre development
- ☐ Policy HE1: Heritage assets
- ☐ Policy D3: Protecting Living Conditions
- ☐ Policy D1: Design
- ☐ Policy SP9: Design and Sustainability
- ☐ Policy SP13: Historic Environment
- ☐ Policy NE11: Contaminated land

1.2 **NPPF (2024)** Relevant throughout and specifically: Sections 2, 6, 7, 12 and 16.

2.0 **Site History**

2.1 13/00821/1 Two storey extension and alterations to existing building to create one retail unit (Class A3) at ground floor together with 1 x 1-bed and 1 x 2-bed flats at first floor. (Amended plan received 17/06/13). 25/04/2013

2.2 13/00670/1LB Internal and external alterations to building to facilitate conversion from offices to residential use. Two storey rear extension to number 93A Bancroft. (Amended plan received 17/06/13). 25/04/2013

3.0 **Representations**

3.1 **Site Notice/ Adjoining occupiers:** No replies received

3.2 **NHDC Conservation officer (on amended plans):**
Requested revisions. No comments on amended plan.

3.3 **HCC Historic Environment officer:**
No response to original consultation. Reconsulted 23.01.26. Received 4th Feb 2026
Advice as follows:
'In this instance, we have no comments to make'.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The site is located on a primarily pedestrianised side road off of Bancroft, within the historic core of Hitchin town centre. The site is flanked by other listed buildings and is situated within the Hitchin Conservation Area. To the front, the property opens out to a hardstanding area. The proposal relates specifically to the front of the premises, which does not face onto Bancroft, but a side street linking Bancroft with the Sainsburys

supermarket. This mainly pedestrianised walkway is not a public footpath or definitive right of way

4.1.2 The surrounding area is characterised by a mix of commercial uses, with restaurants, shops, and services occupying the ground floors of historic buildings. The site is within a Secondary Shopping Frontage as designated in the Local Plan and Policy ECT5.

4.1.3 The site lies within Character Area 2a of the Hitchin Conservation Area, an area noted for its dense historic urban grain and high concentration of heritage assets. While 93a Bancroft is itself a Grade II listed building, it is surrounded by a significant number of Non-Designated Heritage Assets (NDAs), including Buildings of Local Interest (BLIs) and other 'positive' buildings identified in the Hitchin Conservation Area Character Statement (2011).

4.2 **Proposal**

4.2.1 The proposals, as amended, is for a single storey infill extension to the building to create addition indoor seating area for the existing café. As amended by drawing no. TRD-2419-A1/01

4.3 **Key Issues**

4.3.1 Impact on heritage assets

Given the nearby listed buildings, I am mindful of section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 ('the LBCA Act') which requires special regard to the desirability of preserving the listed building, its setting and any features of special architectural or historic interest which it possesses. The setting of the Hitchin Conservation Area must also be taken into account.

4.3.2 The application is accompanied by a Heritage statement which concludes that the proposals will have a neutral impact largely due to its sympathetic materials, visually recessive appearance and the structure blending in with the surrounding commercial setting. There would be little if any impact on the fabric of the host listed building. I would agree with this assessment as does the Council's Conservation officer.

4.3.3 Even if there were to be found some harm to heritage assets that harm would be at the lower end of the less than substantial spectrum and in my view the public benefit that would occur as a result of the development enhancing the vitality and viability of this secondary shopping frontage would outweigh that harm. A further benefit would be the partial screening of the existing refuse store one flank of which would be screened by the proposal.

4.3.4 The proposals would be consistent with the advice set out in Local Plan Policies SP13 and HE1 of the Local Plan and Section 15 of the NPPF

4.4 **Conclusion**

4.4.1 Acceptable in heritage 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.

2. The development hereby permitted shall be carried out wholly in accordance with the details specified in the application and supporting approved documents and plans listed above.

Reason: To ensure the development is carried out in accordance with details which form the basis of this grant of permission.

3. The facing brickwork proposed shall match the brick type, colour pattern, bond and mortar pointing as existing on the main building.

Reason: To ensure that the development maintains a high quality of design and appearance appropriate to the setting of the heritage assets affected. To comply with Policies D1, SP9 and HE1 of the Local Plan.

Signed  Shaun Greaves Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 18 February 2026	