DELEGATED FILE NOTE

CASE OFFICER: …Tom Donovan……

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
18/00265/LBC	External and internal alterations to facilitate the conversion to 13 x 2 bedroom residential units.	Block B Latchmore Court Brand Street Hitchin Hertfordshire SG5 1HX

Submitted Plan Nos
24B 25B 51F 52G 53D 54D 56G 57J 58 59B 119A

1.0 Policies

1.1 **National Planning Policy Framework.**

Section 7 - Requiring good design
Section 12 - Conserving and enhancing the historic environment

1.2 **Legislation**

Sections 16 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990

2.0 **Site History**

2.1 Planning permission and listed building consent was granted in 2014 for a scheme to convert to residential. (14/02076/1 and 14/02078/1LB)

2.2 Planning permission and listed building consent was granted in 2014 for a scheme to convert to a restaurant at ground floor level and residential for the upper floors. (14/02176/1 and 14/02204/1LB).

2.3 Planning permission and listed building consent was granted in 2016 for a scheme to approve alterations to the external appearance of the building, the provision of a mezzanine in the library and a bin store. (16/03128/1 and 16/03129/1LB).

3.0 **Representations**

3.1 **Local residents/ Public Notice**
No representations received.

3.2 **Conservation**
No objection.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 Block B, Latchmore Court is a Grade II listed building situated on Brand Street within the Hitchin Conservation Area. The property is currently being converted for wholly residential occupation which would comprise of 13 x 2 bed flats. The listing description reads as follows:

"Monumental rectangular building of stone in the Italian style, erected in mid-C19 by Bellamy. Light rustication; bands at first floor level, 2 storeys. Massive cornice, developed with simple modillions. Hipped slate roof. 5 windows x 3 windows all in projecting architraves, those on the piano nobile being much taller and embellished with hoods raised by it blank panel above their heads. Massive central entrance porch"

4.2 **Proposal**

4.2.1 Internal and external alterations to facilitate the conversion of the building to 13 x 2 bedroom flats.

4.2.2 There is a complicated history regarding this site and there have been various planning and listed building consent submissions. To be absolutely clear, the building is being converted in line with the planning permission and listed building consents granted in 2016 and the alterations proposed by this application represent relatively minor variations to the previously permitted scheme.

4.2.3 Notwithstanding the above, as a listed building consent, this consent supersedes any previous grant of listed building consent and is not to be read in conjunction with any earlier consent. It is however to be read in conjunction with planning permission 16/03128/1 and the later Non-Material Amendment 18/00

4.3 **Key Issues**

4.3.1 The key issue for consideration is the impact that the proposed development would have on the special character, setting and significance of the listed building.

4.3.2 Impact on historic assets
In earlier comments the Senior Conservation has previously regarded that there is no conservation objection to the principle of the conversion of the building to residential and he remains of this view. Many of the physical alterations proposed by this application regularise changes that have been sought during negotiations with the Senior Conservation Officer whilst some others simply reflect tweaks to the final build. Ultimately, the Senior Conservation Officer is satisfied that the proposal would not cause harm to designated heritage assets.

4.3.3 Conditions

Listed building consent 16/03129/1LB included a number of conditions relating to specific details of the proposed development. All of these items have been addressed adequately and therefore I am satisfied that no further conditions need to be added to this consent.

4.4 **Conclusion**

4.4.1 The proposal would not harm the special character of the listed building or the character and appearance of the Hitchin Conservation Area. Accordingly the proposal is compliant with the relevant legislation and national policy regarding designated heritage assets.

5.0 **Recommendation**

5.1 That listed building consent is **GRANTED** subject to the following conditions:

1. 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.

Signed  Tom Rea Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 12 April 2018	