

Cover Note

Planning Application – Householder Works

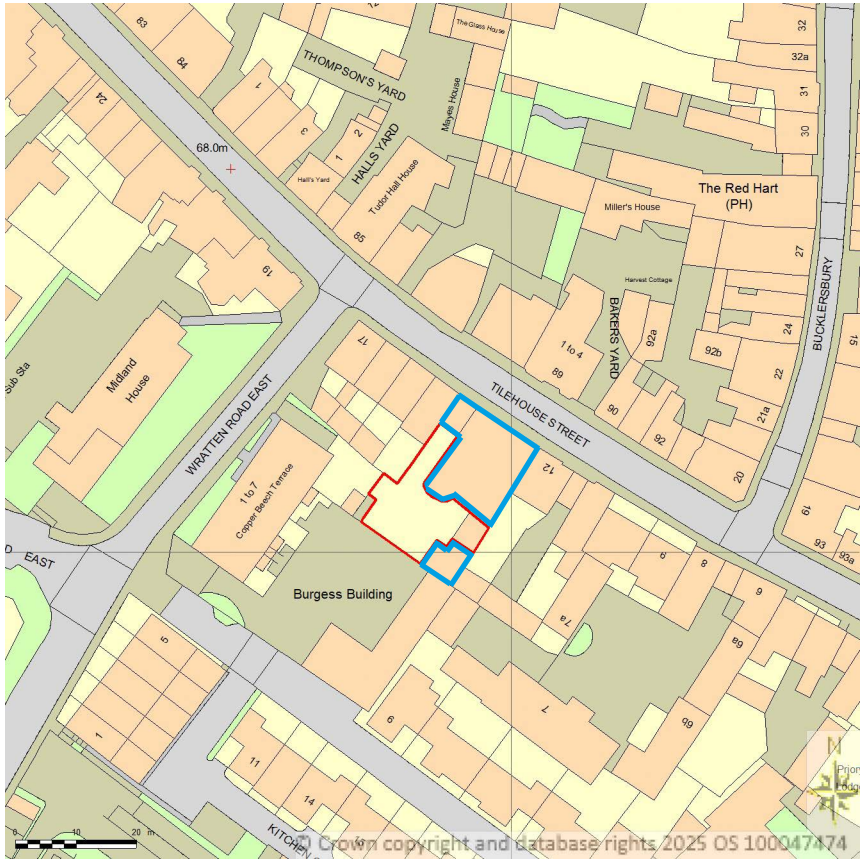
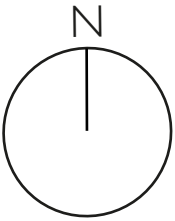
Site Address:
13 Tilehouse Street, Hitchin (Grade II Listed, within Hitchin Conservation Area)

- Proposed Works:
- Replacement of existing garden paving with new natural stone paving, incorporating drainage upgrades/soakaway.
 - Boundary treatment improvements including removal of non-breathable paint and re-finishing with limewash.
 - Introduction of new herbaceous planting and a multi-stem tree.
 - Alterations to attached outhouse: removal of internal wall, installation of stud partition, and creation of a new seating area with fireplace feature.

Applicant / Agent:
Dan Hartley – Designer
On behalf of Mr & Mrs Stonor (owners)

Householder Planning & Listed Building Consent Application:
This application seeks Listed Building Consent and Householder Planning Permission for the works described below.

This application follows pre-application advice (ref. 25/02364/PREH), which confirmed the proposals were supportable in principle, subject to details.



SITE LOCATION PLAN
AREA 2 HA
SCALE 1:1250 on A4
CENTRE COORDINATES: 518287, 228920

-  Courtyard / proposed alterations
-  13 Tilehouse Street - Other buildings not affected

Heritage Statement – 13 Tilehouse Street, Hitchin

Property details: 13 Tilehouse Street, Grade II listed, within Hitchin Conservation Area.

Purpose of statement: to support planning application for proposed garden and outhouse works.

Note

Pre-application advice was sought from North Hertfordshire District Council under reference 25/02364/PREH. The Council confirmed that the proposed garden works and internal alterations to the loggia were considered to be acceptable in principle and supportable through a full application, subject to details. The proposals submitted have been developed in direct response to that advice.

Introduction

Tilehouse Street is one of Hitchin’s principal historic streets, with buildings spanning medieval, Georgian and later phases. No.13 is recorded on the National Heritage List for England as an 18th-century red-brick house with a steeply pitched tiled roof and dormers (List Entry No. 1296080). Contemporary photographic evidence held by the client (dated 1876) shows No.13 in residential use by the late 19th century; this supports the building’s continuous domestic character and contributes to its group value within the Tilehouse Street streetscape. (Historic England list entry; Hitchin Historical Society walk/leaflet).

The courtyard’s current use is mainly for parking the client’s vehicles and storing bins. The area is paved with riven sandstone (not Yorkstone) and has a vehicle turning circle that is out of commission. The tall boundary walls are painted with grey masonry paint which is blistering at 1.5m height and below, potentially due to trapped moisture within the wall. Organic shaped cut-outs in the paving contain blue slate chippings, and the 2 existing trees; one Olive and one Silver Birch, which provide some vertical structure. There are several small, clipped shrubs around the outbuildings. The loggia adjoining the kitchen wall is open to the courtyard and contains a seating area which was originally used as the outhouse. There is a 1m deep storage space behind timber double doors.

Description of Proposed Works

The proposals relate to the external garden areas and the covered loggia adjoining the kitchen. The works are intended to enhance the usability of the outdoor space while respecting and conserving the historic character of the building and its setting.

1. Loggia

- Removal of the brick partition wall and timber doors which currently enclose a disused storage room. This will increase the usable footprint of the loggia
- Introduction of a lightweight timber stud partition wall with plasterboard to separate the new loggia finishes from the original external brickwork of the house.
- Construction of a new fireplace feature, with sloping detail to one side for visual interest. The fireplace will incorporate a smokeless natural gas fire with faux coals or logs; the chimney breast will be sealed at the top of the firebox to limit heat movement into the chimney.
- Finish to the internal walls and fireplace using a suitable render and finished in a neutral tone.

2. Boundary Walls

- Careful removal of non-breathable modern masonry paint from the garden boundary walls using specialist steam cleaning.
- Following removal, treatment with limewash to improve breathability and mitigate existing moisture issues caused by higher soil levels to the rear.

3. Garden Works

- Replacement of existing worn paving and sub-base with new natural stone paving on a vehicular sub-base.
- Review and upgrading of site drainage, including provision for new soakaways if connection to the existing storm drain proves unfeasible.
- Associated re-levelling/falls to hard landscaping, seating area and new drought tolerant planting design to increase the usability of the courtyard garden.

4. Lighting

- Installation of three hanging pendant lights within the canopy of the existing olive tree to provide low-level illumination to the adjacent seating area.
- Installation of two hanging lights within the loggia, suspended from existing structural timbers.
- Installation of 1 wall light adjacent to the garage doors.
- Lighting design will be subtle and sympathetic, avoiding excessive brightness or light spill, in order to preserve the character of the listed building and wider conservation area.

The works are designed to be reversible where possible, use sympathetic materials, and preserve the architectural and historic interest of the listed building while enabling the client to make active and sustainable use of the garden.

Impact Assessment

Listed Building: Works are largely reversible, involve minimal intervention with historic fabric (limewash, specialist paint removal, lightweight stud partition).

Garden & Setting: Surface water management will be improved through controlled falls and on-site soakaway provision, resulting in no increase in surface water run-off

Lighting: Proposed discreet pendant lights in the Loggia and olive tree will provide subtle illumination without introducing visual clutter, excessive brightness, or harm to the character of the conservation area.

Conclusion

The proposed works aim to preserve the character and special interest of the listed building and enhance the usability of the garden setting. The proposed natural limestone paving has been selected to reflect the character of the listed property and to support sustainable drainage. In line with pre-application advice, the proposals are considered to preserve the significance of the listed building and its setting.

Design & Access Statement – 13 Tilehouse Street, Hitchin

Introduction

This application follows pre-application advice (ref. 25/02364/PREH), which confirmed the proposals were supportable in principle, subject to details.

This statement accompanies proposals for works to the garden and loggia/outhouse at 13 Tilehouse Street, a Grade II listed property within the Hitchin Conservation Area. The brief is to improve the usability of the outdoor spaces while safeguarding the historic fabric and character of the building.

The proposals include:

- Removal of a modern brick partition wall and timber doors within the loggia to enlarge the space.
- Introduction of a new lightweight stud partition and fireplace feature wall.
- Repairs and redecoration of boundary walls, including removal of inappropriate masonry paint and application of limewash.
- Replacement of worn paving and sub-base with natural stone on a new foundation.
- Updated drainage strategy, including provision of soakaways/swales if connection to existing storm drains is not feasible.
- Discreet garden lighting to the Loggia, Garage wall and existing olive tree.

Design Context

Character of Tilehouse Street & Conservation Area

Tilehouse Street is one of Hitchin's principal historic thoroughfares, lined with buildings of 17th–19th century origin. No. 13 contributes to this character as an 18th century house, with its garden providing an important setting to the listed building.

Garden's Contribution to Setting

The garden forms the immediate curtilage of the listed building and contributes to its domestic character. The existing layout is functional but worn; the proposals seek to improve usability while remaining respectful of historic proportions and materials.

Design Principles

Materials: Proposed paving to be natural Limestone, sympathetic in tone and texture to the historic setting. Boundary walls to be limewashed following removal of modern masonry paint. Loggia finishes to be rendered walls, faux chimney and seat base. No alteration is proposed to the external walls of the main house or outbuilding.

Final samples will be submitted for approval by condition prior to installation.

Drainage: Surface water will be managed through use of a soakaway.

Layout: The proposed works retain the existing proportions and structure of the garden space. The loggia footprint is marginally increased through removal of a non-original partition wall, without altering the external envelope of the building.

Access

Garden: New paving will provide level, safe and usable routes through the garden, improving accessibility for everyday use.

Outhouse/Loggia: The space remains accessible from existing routes; no changes are proposed to external doorways or circulation.

Conservation Area / Heritage Considerations

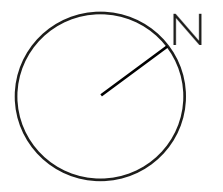
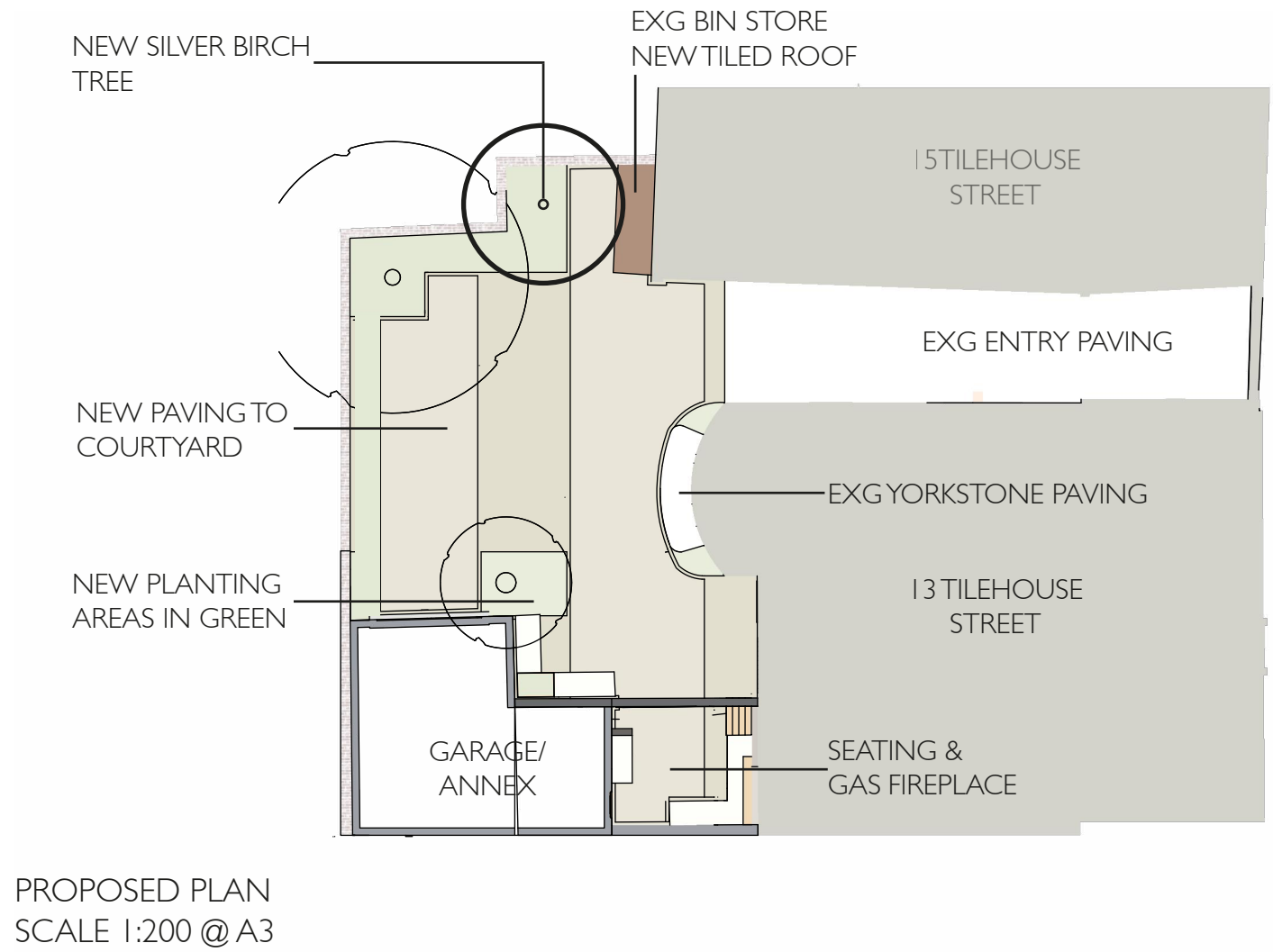
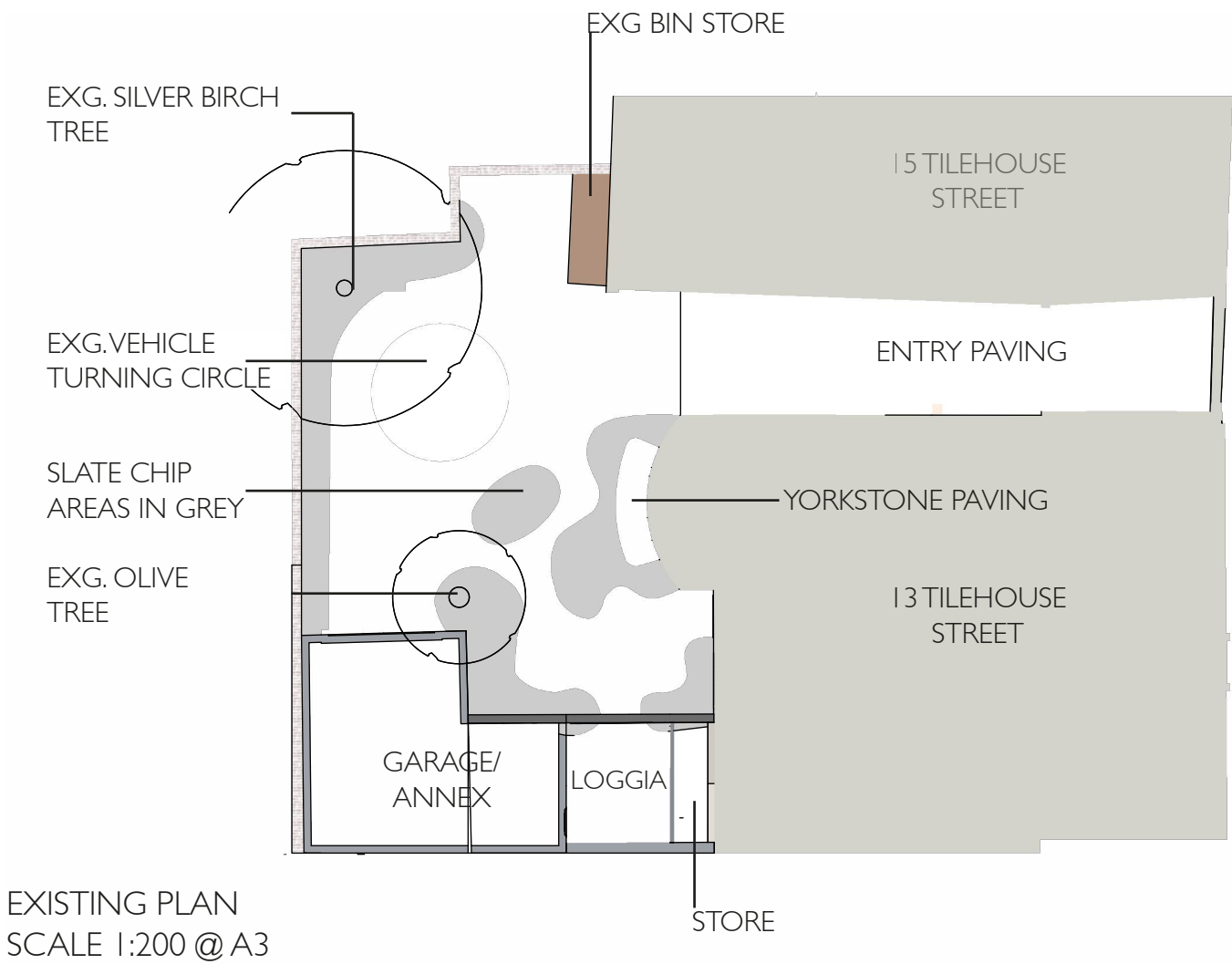
- The proposals aim to preserve and enhance the character of the listed building and the wider conservation area.
- Choice of finishes, colours, and detailing are sympathetic to the age and character of the property.
- Discreet lighting design avoids visual clutter or light spill into the wider streetscape.

Conclusion

The proposed works respect the historic character of 13 Tilehouse Street and its garden setting. By using sympathetic materials, adopting sustainable drainage measures, and limiting interventions to reversible or non-original elements, the scheme aims to achieve a balance between conservation and modern usability.



VIEW of 13 Tilehouse Street in 1876 – note the Regency style tent roofed canopy on the entrance hallroom wing (Hitchin Museum).



EXISTING & PROPOSED SITE PLANS
Scale 1:200 @ A3



From Outhouse/Loggia Towards Rear Boundary Walls



Outhouse/Loggia With Main House Kitchen Window To The Left



From Rear Boundary Towards Main House

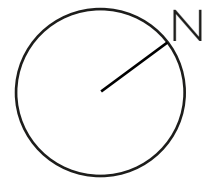


Kitchen Behind Looking Towards Garage

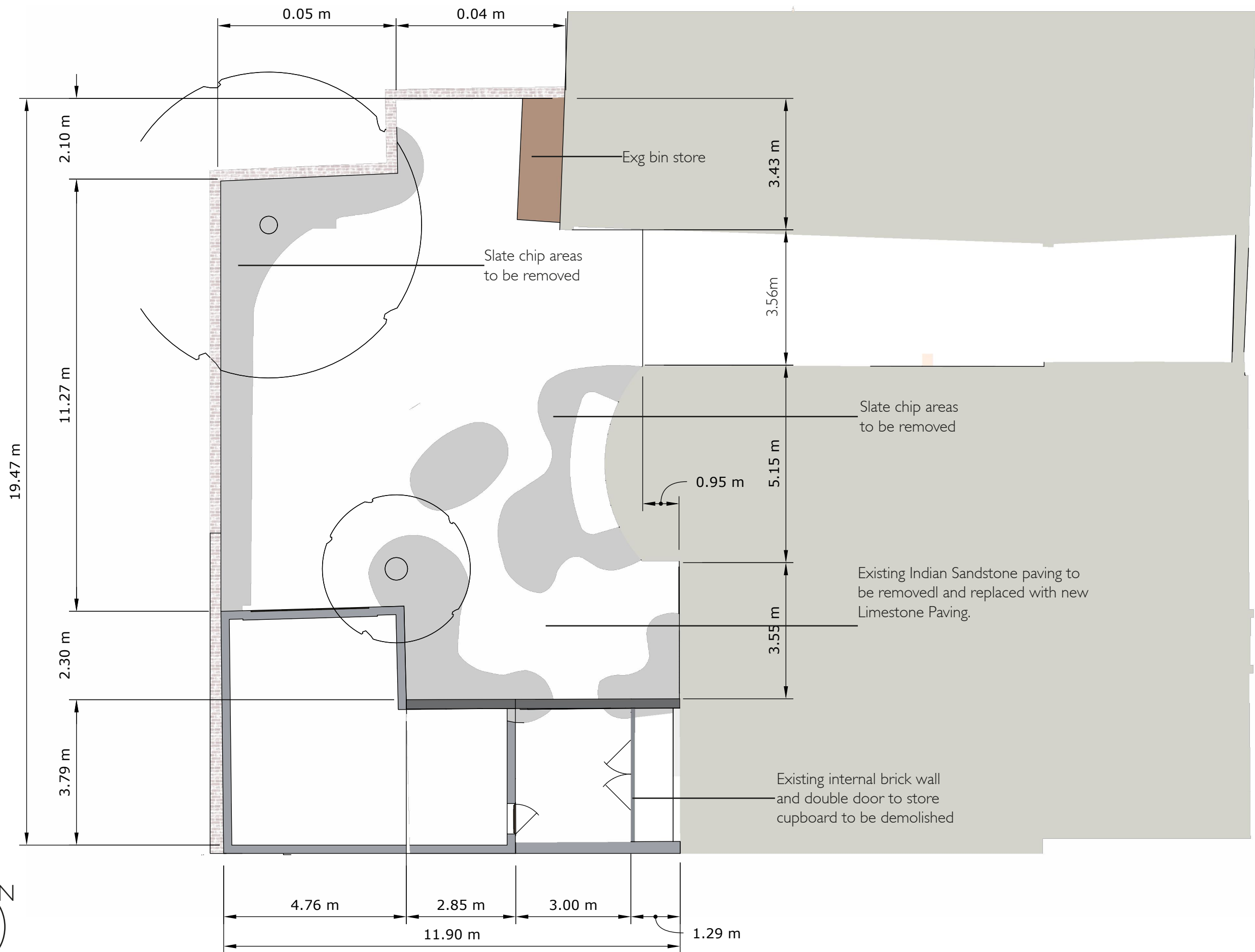


Outhouse/Loggia Storage Wall/Doors To Be Removed

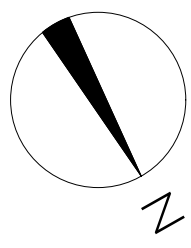
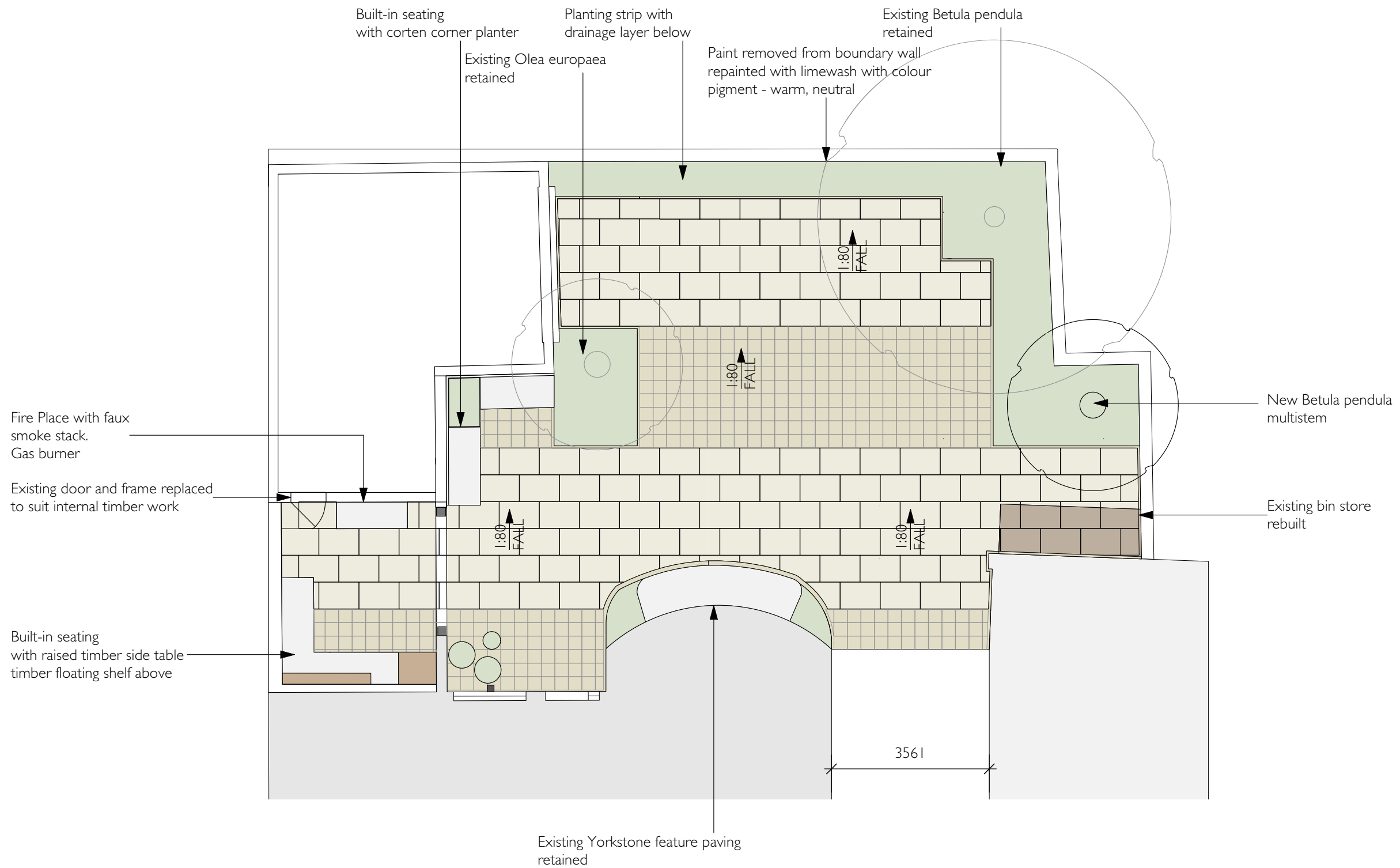
EXG SITE PHOTOGRAPHS



0m 1m 2m
Scale - 1:100



EXISTING PLAN
SCALE 1:100 @ A3



0m 1m 2m
Scale - 1:100

PROPOSED PLAN

SCALE 1:100 @ A3

Drawing Title: Concept Plan	I 3 Tilehouse Street Hitchin Hertfordshire SG5 2DU	Drawn by: DH Date: 15.01.26
DAN HARTLEY LANDSCAPE & GARDEN DESIGN		Scale: 1:100 @A3 Drawing Number: 01.02

EXISTING LOGGIA PHOTOGRAPHS



Existing wall and timber doors to be demolished.



Proposed gas fireplace location

Existing Loggia

The loggia currently includes a 1m-deep storage room to the left, which adjoins the clients' kitchen, and a door to the annex above the garage to the right. Historically it was the old toilet block and has more recently been used as a loggia/outdoor smoking room. The clients wish to repurpose the space so it can be enjoyed in the evenings and during colder months.

Proposed Works:

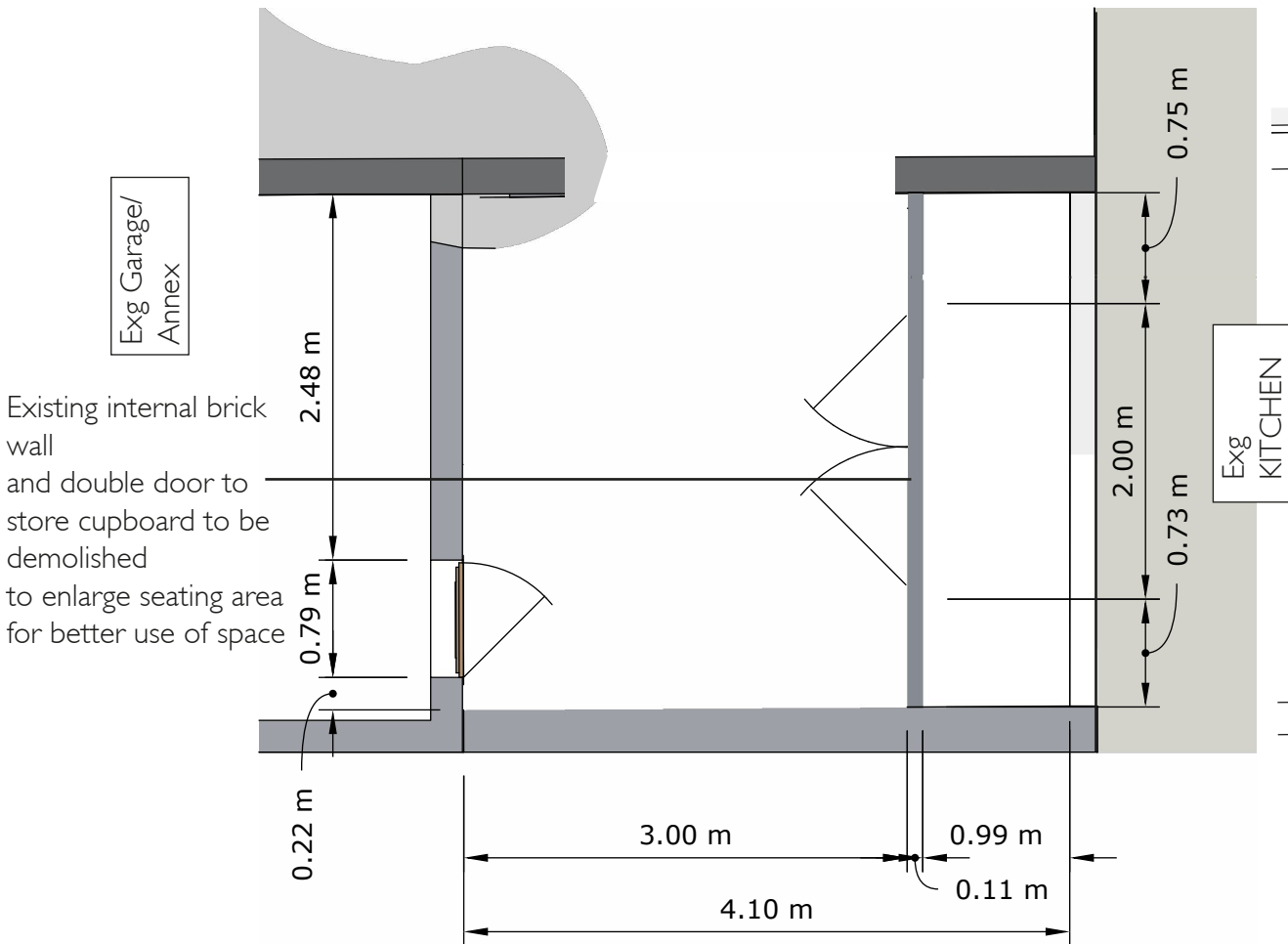
- Remove the brick wall and timber doors separating the unused storage room, to enlarge the usable area.
- A new lightweight timber partition wall is proposed to separate the newly rendered wall from the original brickwork of the house. The partition will be finished with cement-bonded board to provide a stable base for a render finish. This protects the original fabric while providing a consistent surface to all walls within the loggia.
- Introduce a new fireplace focal point designed to be in keeping with the character of the property. A new sloping wall is proposed to one side of the fireplace to add visual interest and create a distinctive feature within the space.
- The fireplace will contain a smokeless natural gas fire with faux logs/coins; the chimney stack will be closed at the top of the firebox to minimise heat build up within the faux chimney.
- Block and rendered seat bases to 2 sides with bespoke lounge cushions, and a timber shelf on wall above the seating.
- The walls, seat base and fireplace are proposed to be finished with a Polymer-modified rendered surface and finished in a warm neutral tone.

Justification

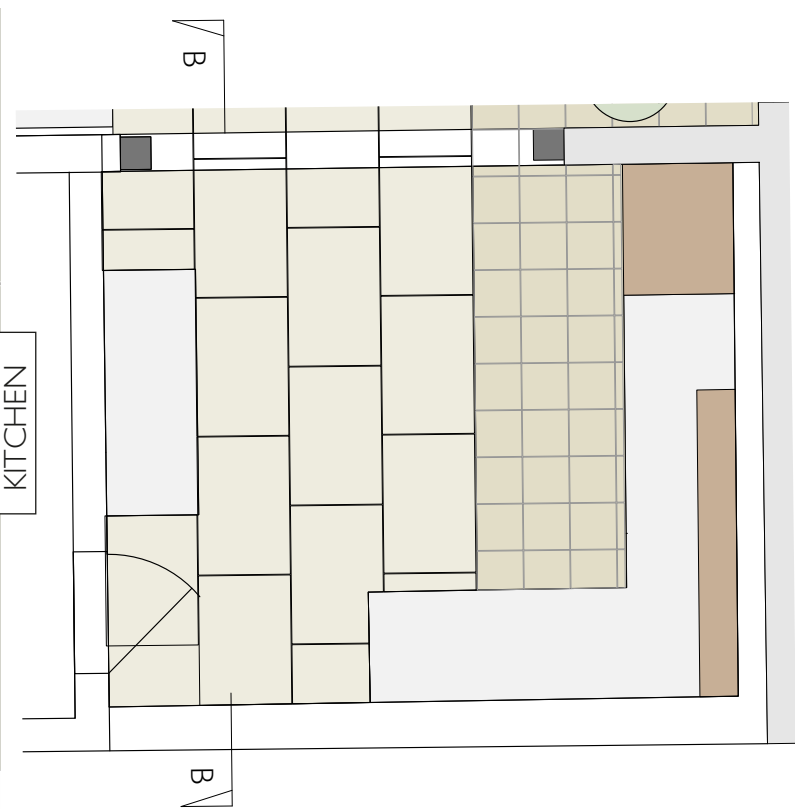
The works are intended to enhance the usability of the loggia without harming the special architectural or historic interest of the listed building. Finishes have been selected to be sympathetic to the character of the property.



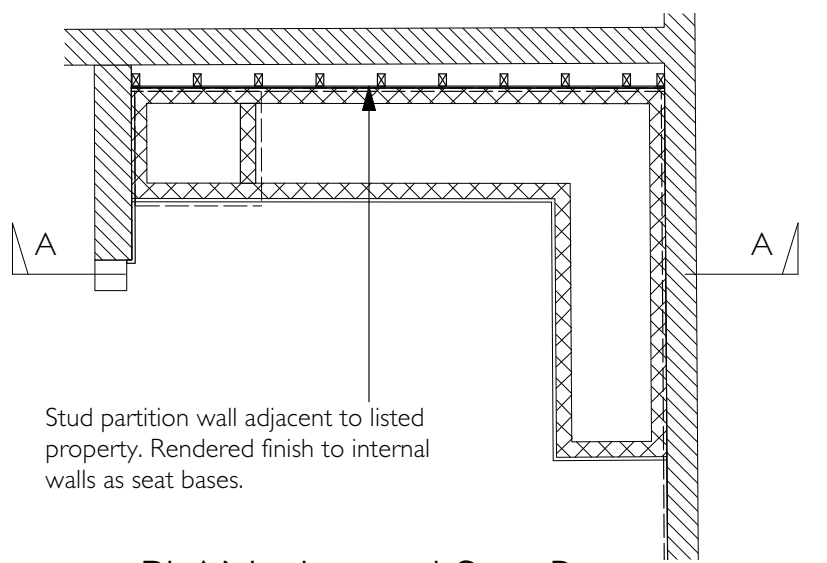
PROPOSED LOGGIA RENDER



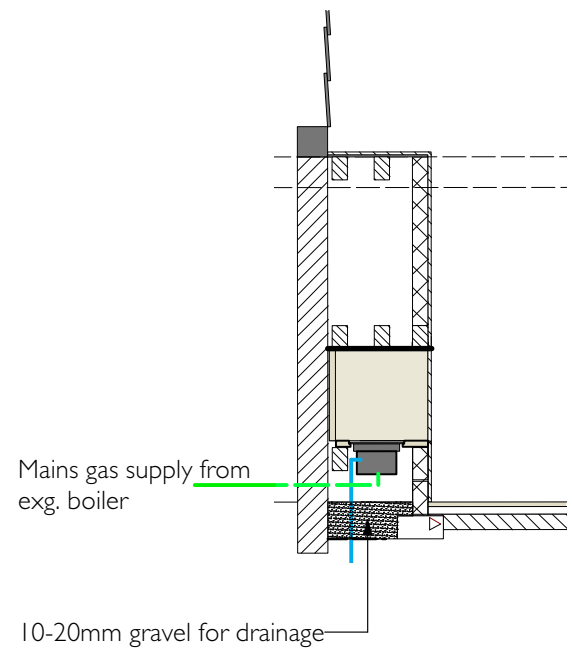
EXISTING LOGGIA PLAN
SCALE 1:50 @ A3



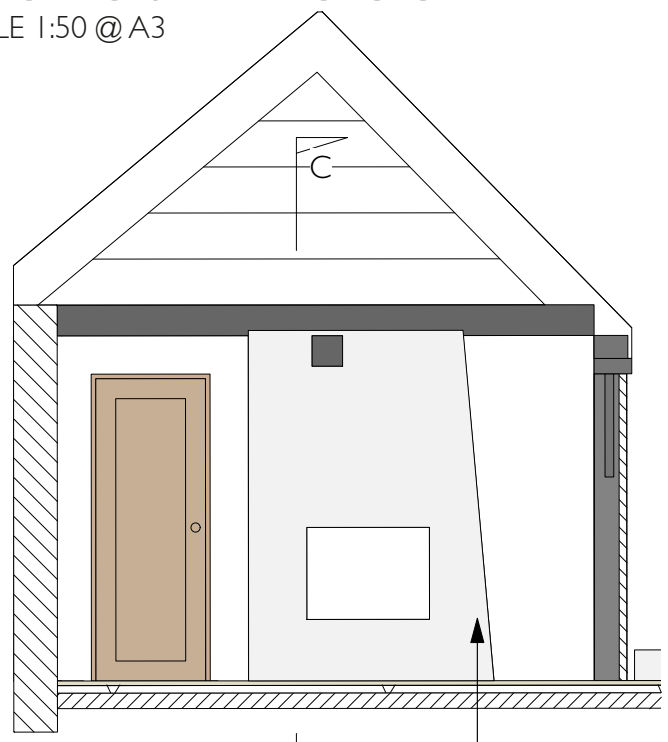
PROPOSED LOGGIA PLAN
SCALE 1:50 @ A3



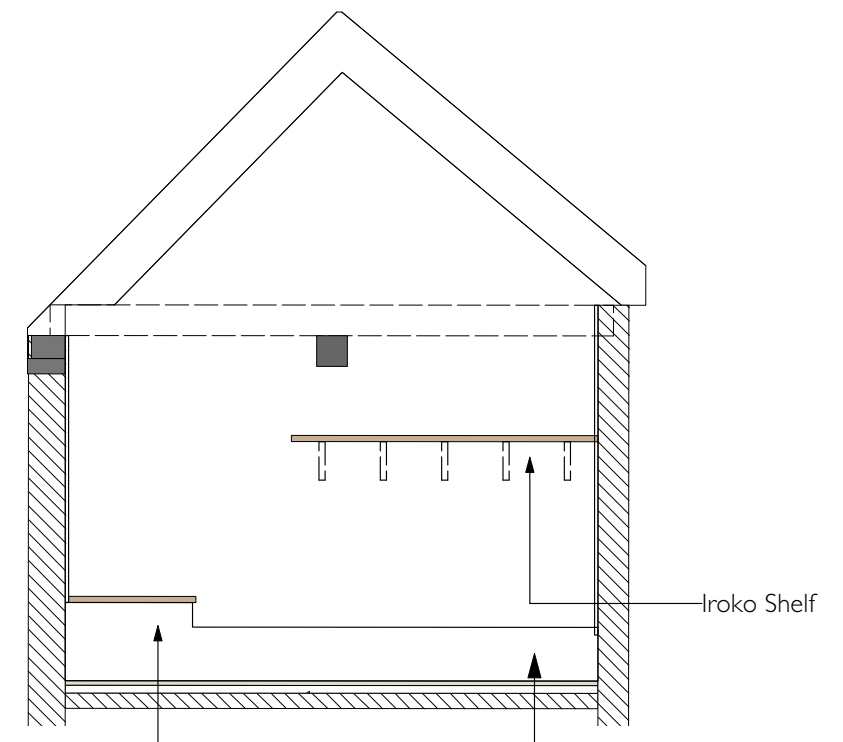
PLAN - Internal Seat Base



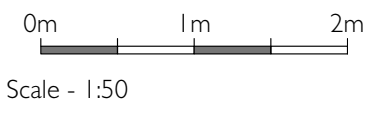
SECTION C-C



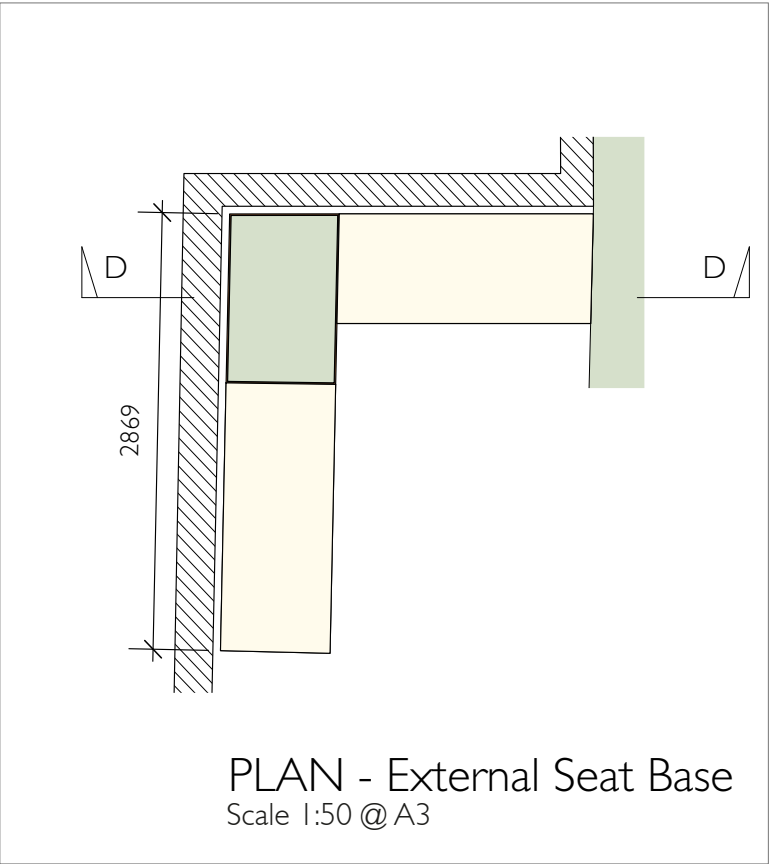
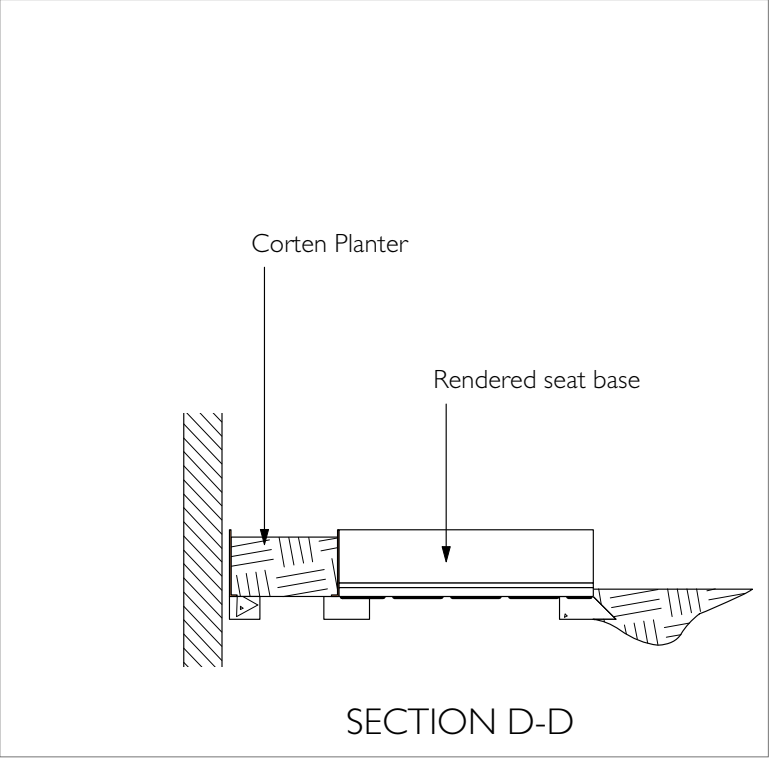
ELEVATION B-B
Rendered faux chimney



ELEVATION A-A
Iroko Table Top
Rendered seat base
Iroko Shelf



Drawing Title: Loggia Details	13 Tilehouse Street Hitchin Hertfordshire SG5 2DU	Drawn by: DH Date: 19.01.26
DAN HARTLEY LANDSCAPE & GARDEN DESIGN		Scale: 1:50 @A3 Drawing Number: 09.01



0m 1m 2m

Scale - 1:50



PROPOSED EXTERNAL SEAT VISUAL



EXISTING PHOTOGRAPH

Schedule of Works

1. Paving

- Replace existing paving with new limestone paving laid in a linear format, incorporating square slab feature strips for visual interest.
- All paving to be installed on new vehicular-specification hardcore with falls directed to a soak-away at south east boundary.
- Existing Yorkstone paving adjacent to the full-height window to be retained in-situ.

2. Lounge Seat Base

- Construction of a low-built seat base to provide informal lounge seating.
- Seat base to be rendered and finished with a warm pastel shade to complement the paving palette.

3. Boundary Walls

- Removal of deteriorating modern masonry paint using steam cleaning to avoid damage to the brickwork.
- Application of breathable limewash to bare brickwork to improve performance and appearance.

4. Bin Store

- Refurbishment of the existing bin store with a new timber framed roof, finished in traditional clay roof tiles.

5. Planting

- Creation of new planting borders around the existing mature olive tree and silver birch tree.
- Borders to be planted with drought-tolerant perennials selected to provide seasonal interest from spring through winter.
- New Silver Birch tree to be planted near to bin store,

6. Loggia/Outhouse

- Removal of modern internal brick partition wall.
- Installation of a lightweight timber stud wall to the kitchen side, ensuring protection of original fabric.
- Internal walls and seat base to be rendered and painted a warm pastel tone, consistent with boundary treatments and external seating.
- Introduction of a feature fireplace with gas fire, incorporating a timber shelf and low rendered seating base.
- Installation of two pendant lights within the loggia, connected to the existing electrical circuit.

7. Garden Lighting

- Installation of three pendant lights suspended within the canopy of the existing olive tree to provide ambient illumination for the seating area.
- Installation of one wall light adjacent to garage door, near rear boundary.
- All external lighting to be low-level and sympathetic in design.
- Lighting will be installed without fixings into trees and will be removable, avoiding harm to trees or wildlife.



PROPOSED SCHEME VISUALS

