

DELEGATED FILE NOTE

CASE OFFICER: ...Vicki Wood.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
26/00074/LBC	Installation of external side heat pump and internal alterations.	Juniper Cottage Damask Green Road Weston Hitchin Hertfordshire SG4 7DA

Submitted Plan Nos

Location Plan Proposed Site Plan Existing Floor Plan Proposed Floor Plan Proposed Ground Floor Plan
Existing and Proposed Elevations

1.0 Policies

1.1. National Planning Policy Framework (2024)

Section 16 – Conserving and enhancing the historic environment

1.2. North Hertfordshire Local Plan (2011-2031)

Strategic Policy

Policy SP13 Historic Environment

Development Management Policy

Policy HE1 Designated Heritage Assets

2.0 Relevant Site History

2.1 Concurrent planning application 26/00054/FPH - Installation of external side heat pump.
Decision Pending.

3.0 Representations

3.1 **Press and Site Notice** – None received.

3.2 **Weston Parish Council** – None received.

3.3 **NHC Conservation Officer** – No objection.

4.0 Planning Considerations

4.1 Site and Surroundings

4.1.1 The site is located on the east side of Damask Green Road and comprises of a two-storey grade II listed building within the Weston Conservation Area.

4.2 Proposal

4.2.1 Installation of external side heat pump and internal alterations.

4.2.3 A Heritage Statement is submitted in support of the application.

4.3 **Key Issues**

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

4.4 **Design and Appearance**

4.4.1 There is no heritage objection to the proposed development based on the fact that there would be no heritage harm to the setting or significance of the listed building. The internal alterations are considered minor, and I am satisfied that the proposal complies with Policy HE1 of the Local Plan and Section 16 of the NPPF.

4.5 **Conclusion**

4.5.1 No objection is raised in connection with the proposed works which are considered to satisfy the provisions of Sections 16(2) & 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and as supported by the aims of Section 16 of the NPPF and Policy HE1 of the Local Plan.

4.6 **Alternative Options**

4.6.1 N/A

4.7 **Pre-Commencement Conditions**

4.7.1 N/A

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: 5 June 2026	