

North Hertfordshire District Council

Building Conservation comments

File Ref: 24/02365/LBC

Date: 20/01/2025

Planning Officer: TH

Address: Unit 1, 121 - 123 Bancroft, Hitchin, Hertfordshire, SG5 1LS

Subject: Installation of air conditioner unit to first floor rear elevation.

1.0 Recommendation

- 1.1 I consider my response to be proportionate to the type of proposal and where it is intended to be positioned on the building. In determining applications, great weight should be given to the conservation of Designated Heritage Assets (para 212, NPPF) and any harm to, or loss of, the significance of a designated heritage asset from development within its setting requires clear and convincing justification (para 213, NPPF).
- 1.2 It is considered that the proposal would neither harm the listed building's special character or harm the special character of the Hitchin Conservation Area, therefore satisfies the provisions of Sections 16(2) and 72(1) of the Planning (LB & CA) Act 1990 and will accord with Section 16 of the Framework and Policy HE1 of the North Hertfordshire Local Plan 2011 – 2031. The proposal is therefore **UNOBJECTIONABLE** in heritage terms.

2.0 Context

- 2.1 No.121 Bancroft is grade II listed and is located within the Hitchin Conservation Area. Both the building and the area are designated heritage assets for the purpose of applying the aims of the NPPF. The list entry reads as follows: ***Late C18. Red brick, 3 storeys, old tiled roof behind parapet. 3 sash windows, outer ones on first floor 3-light, on second floor 2-light semi-circular. Modern shop windows replace Venetian windows flanking a central 8 panel door and fanlight.***

3.0 The Local Plan and NPPF (Dec 2024)

- 3.1 Policy HE1 of the North Hertfordshire Local Plan 2011 - 2031 is relevant as are following paragraphs of the NPPF are relevant in the consideration of these cases:
- **207** (*local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting*)
 - **210** (*desirability of new development making a positive contribution to local character and distinctiveness*),
 - **212** (*great weight should be given to the asset's conservation*),
 - **213** (*clear and convincing justification*), and
 - **215** (*harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use*).

Mark Simmons
Senior Conservation Officer