

CONSERVATION TEAM CONSULTATION APPLICATION RESPONSE

APPLICATION REF:	25/00006/LBC
CASE OFFICER:	Alex Howard
APPLICATION SITE:	23 Tilehouse Street Hitchin Hertfordshire SG5 2DY
DESCRIPTION OF WORKS:	Insertion of rear dormer window. Single storey extension to existing basement; existing coal chute opened up to introduce natural light at front. New lightwell to the rear garden. Internal and external alterations
RECOMMENDATION: There is NO OBJECTION. The scheme will satisfy the provisions of Sections 16(2) (LBC) and /or 66(1) (FP/FPH) and/or 72(1) (both) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and the aims of Section 16 of the NPPF and Policy HE1 of the North Hertfordshire Local Plan 2011-2031. SUGGESTED CONDITIONS: - Details and/or samples of materials to be used for the works, hereby granted consent, shall be submitted to and agreed, in writing, by the Local Planning Authority before any works are commenced. Reason: To safeguard the character and appearance of the listed building to which this consent relates and to comply with Policies SP13 and HE1 of the North Hertfordshire Local Plan 2011 to 2031. - Full joinery details of the proposed new timber doors/windows to a metric scale and 1:1 scale drawings of the proposed glazing bars hereby granted consent, shall be submitted to and agreed, in writing, by the Local Planning Authority before any works are commenced/prior to manufacturing of the doors. Reason: To safeguard the character and appearance of the listed building to which this consent relates and to comply with Policies SP13 and HE1 of the North Hertfordshire Local Plan 2011 to 2031.	
SHORT SUMMARY: Impact on listed building's special character – New rear dormer	

The formation a new dormer to the rear roof pitch, and the re-tiling of the existing roof will see a change to the rear elevation of this listed building.

The proposals involve the formation of a new dormer on the existing rear roof pitch and new roof tiles. The existing concrete tiles and felt roof membrane would be stripped and new battens and a breather membrane and tiles added to the roof. The form of the existing rear pitch would be altered as a result of the proposals.

There will be no loss of historic fabric of significance as the existing roof timbers whilst appearing historic are not originally configured. They have been re-used as part of a mid-late 20th century alteration of the existing roof. The rear portion which incorporates a number of more recent sawn timbers along with re-used historic timbers would be reconfigured to create the new dormer.

Given that that the rear roof pitch does not appear to be original as would be compatible with historic tiles or slate roofs it can be concluded that there limited evidential or heritage loss as a result of the proposal.

The rear dormer is a modern interpretation of a more traditional approach to a flat roofed dormer, but it considered to be of high-quality design and materials and will not detract from the overall significance of rear elevation of this listed building.

The proposed re-roofing from existing concrete tiles of the rear of this roof to hand made clay tiles is welcomed.

Impact on character and appearance of the conservation area – negligible as it only visible from acute angles when standing in Wratten Road East

Impact on setting of heritage assets and how this affects significance – minimal as significance of the listed property is mainly derived from its evidential and historical significance.

New Basement subdivision lightwell low level window and courtyard alteration

None of these proposed works is considered to have detrimental impact on the significance of the asset and would not be out of keeping with the character of other similar properties in Tilehouse Street.

Internal and External works

There is has been previous interventions and those proposed are not considered to cause harm to the significance of the listed building.

Site Context:

Please see Heritage statement – Understand of place (page 8)

[The List Search Results for 23 tilehouse street | Historic England](#)
[Hitchin CA Character Statement_26-07-11.indd](#)

DETAILED ANALYSIS AND CONSIDERATIONS:

The application as discussed above in summary section above is the basis of assessment.

The only aspect of the proposal that required more analysis is the design of the rear dormer and its associated swept roof. After further consideration the design is supported due to its quality design and materiality and the heritage gain from the re tiling of the rear roof in hand made clay tiles.

HERITAGE POLICY ASSESSMENT:

Planning (Listed Building and Conservation Areas) Act 1990:

North Hertfordshire Local Plan 2011-2031:

NPPF (December 2024):

The Local Plan and NPPF

North Hertfordshire Local Plan 2011-2031 and the policies contained within it i.e., Policy HE1. The plan was adopted November 2022.

The relevant paragraph numbers at Section 16 of the July 2021 version of the NPPF have been changed as follows:

197. In determining applications, local planning authorities should take account of:

- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*
- b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and*
- c) the desirability of new development making a positive contribution to local character and distinctiveness.*

199. When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

200. Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification.....

202. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

206. Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.

The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning Note 3 (Second Edition) – December 2017

At para 14 under the sub-heading 'Landscape Assessment and Amenity' it states that "Analysis of setting is different from landscape assessment. While landscapes include everything within them, the entirety of very extensive settings may not contribute equally to the significance of

a heritage asset, if at all. **Careful analysis is therefore required to assess whether one heritage asset at a considerable distance from another, though intervisible with it – a church spire, for instance – is a major component of the setting, rather than just an incidental element within the wider landscape.**

At para 17 it states (my emphasis in bold): “All heritage assets have significance, some of which have particular significance and are designated. The contribution made by their setting to their significance also varies. **Although many settings may be enhanced by development, not all settings have the same capacity to accommodate change without harm to the significance of the heritage asset or the ability to appreciate it.** This capacity may vary between designated assets of the same grade or of the same type or according to the nature of the change. It can also depend on the location of the asset: an elevated or overlooked location; a riverbank, coastal or island location; or a location within an extensive tract of flat land may increase the sensitivity of the setting (i.e. the capacity of the setting to accommodate change without harm to the heritage asset’s significance) or of views of the asset. This requires the implications of development affecting the setting of heritage assets to be considered on a case-by-case basis.”

Relevant National Guidance i.e. Historic England:

Other relevant documents (Please specify):

CONCLUSION:

There are no objections to the proposals based on the discussion above and the proposal will cause less than substantial harm at the lower end of that spectrum

OFFICER: Tricia Craggs

DATE: 19 June 2025