

CONSERVATION TEAM CONSULTATION APPLICATION RESPONSE

APPLICATION REF:	25/02472/fp
CASE OFFICER:	Tom Rea
APPLICATION SITE:	11A - 11B Bancroft Hitchin Hertfordshire SG5 1JQ
DESCRIPTION OF WORKS:	Sub-divide existing retail unit into two separate retail units. Installation of front ramp and rear steps. Alterations to shop front and rear and front fenestration.
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:	
SHORT SUMMARY:	
Impact on listed building's special character – Not applicable Impact on character and appearance of the conservation area – The site is located on Bancroft within the Hitchin conservation area. It is within Character 2a and the buildings all sit on the back of the pavement without any front gardens or yards, creating continuous frontages. Virtually all of the buildings are either listed, locally listed, or considered to be 'positive' apart from a range of 1960s development on the southeast side of Bancroft, and the Wilkinson Store at no. 18 Bancroft. Of note are the 1920s 'Tudorbethan' shops which turn the corner into Hermitage Road, such as nos.1-5 which are locally listed. Impact on setting of heritage assets and how this affects significance – There is minimal impact on the on the character and appearance of the conservation area. The front elevation will alter to accommodate for the unit being split into two and as a result there will be two front entrances. However, this is considered to minimal harm given there is no loss of historic fabric and the increased glazing and additional entrance is not out of character. The rear alterations are acceptable as they are out of public views and located in a predominantly service area. Overall, the application is considered to cause less than substantial harm at the lower end of that spectrum for the reason stated above.	

Site Context:

Please see summary section above.

DETAILED ANALYSIS AND CONSIDERATIONS:

Please see summary section above.

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 for the reason stated.](#)

OFFICER: Tricia Craggs

DATE: 18.11.2025