

DELEGATED FILE NOTE

CASE OFFICER: ...Andrew Hunter.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/01238/AD	Installation of 2 No. retractable awnings with logo to existing front elevation, replacement projecting blade sign and removal of No.2 projecting blade signs (amended by plan received 17/07/25)	78 High Street Codicote Hitchin Hertfordshire SG4 8XD

Submitted Plan Nos

Location Plan 101 D-110 D-109B

1.0 Policies

D1	Sustainable design
HE1	Designated heritage assets
SECN12	Achieving well-designed places
SECN16	Conserve + enhance historic environment
SECN9	Promoting sustainable transport
SP6	Sustainable transport
SP13	Historic environment
SP9	Design and Sustainability
T1	Assessment of transport matters

2.0 Relevant Site History

- 2.1 94/01195/1AD - Replacement illuminated projecting sign – Approved 30/12/94.
- 2.2 The site has also been subject to non-relevant external and internal alterations.

3.0 Representations

- 3.1 **Hertfordshire County Council highways** – Does not wish to restrict the grant of permission.
- 3.2 **Conservation Officer** - I realise that the existing is a vinyl fascia fixed to the timber fascia board behind. This is not ideal and if I had reviewed this at the time I would not have supported it. My goal it to achieve a better quality and more in keeping shopfront but ultimately it is your call.

I agree that the condition for colour of the fascia board is not required if you do decide to grant consent.

No objections.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

- 4.1.1 The site is a 2 storey building with a pitched roof on a corner plot that is Grade II listed, and its grounds extend to the rear. The ground floor is vacant. The site is in central Codicote, where the character of the locality is a mix of commercial and residential. The site is in a Conservation Area, and there are numerous listed buildings nearby.

4.2 **Proposal**

- 4.2.1 The proposal is for the installation of new and replacement external signage comprising:

- 1.0 Two new front elevation awnings.
- 2.0 Two replacement front elevation vinyl fascia signs.
- 3.0 A replacement front elevation projecting sign.
- 4.0 The removal of two existing front elevation signs.

- 4.2.2 The application was submitted with parallel listed building consent application 25/01240/LBC.

4.3 **Key Issues**

- 4.3.1 The key material considerations are amenity and public safety, as set out in paragraph 136 of Section 12 of the NPPF.

Amenity

- 4.3.2 The site is in a Conservation Area and is a Grade II listed building. The proposed signs would be primarily replacements of existing, with the new awnings not being significant additions. The proposed works would be of an acceptable quality that would be in keeping with the older and more traditional character and appearance of the building, and would be in appropriate locations on the building and in the site.
- 4.3.3 The proposed awnings are not considered to be of an excessive size and projection in relation to the host building and the public highway, and would not appear out of character in the locality as No. 75 High Street a short distance away to the SE has a similar awning.
- 4.3.4 The Conservation Officer has not objected, which is given significant weight. The new vinyl fascia signs would replace existing vinyl fascia signs, and the designs and colours of the proposed signs and awnings are acceptable.

- 4.3.5 The proposed signage will not harm the significance of the Conservation Area, and the setting and significance of listed buildings. The new signage will be in keeping with the character and appearance of the locality. I therefore consider the proposed signs acceptable with regards to amenity. The proposal complies with Policies D1 and HE1 of the Local Plan, and Section 12 and 16 of the NPPF.

Public safety

- 4.3.6 The signs and awnings will not obstruct public highways or be considered to detrimentally affect their operation, with the awnings being at least 2.3m above ground when open. The highways officer has not raised any concerns, which is given significant weight. The proposed signs are not considered harmful to the operation of the public highway or would result in other adverse safety impacts. Impacts on public safety from the proposal are considered acceptable. The proposal complies with Policies D1 and T1 of the Local Plan, and Sections 9 and 12 of the NPPF.

4.4 **Conclusion**

- 4.4.1 The proposed signage would have acceptable impacts on amenity and public safety.

5.0 **Recommendation**

- 5.1 That consent be **GRANTED** subject to the following conditions:

1. (a) No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.
- (b) No advertisement shall be sited or displayed so as to-
 - (i) endanger persons using any highway, railway, waterway, dock, harbour or aerodrome (civil or military);
 - (ii) obscure, or hinder the ready interpretation of, any traffic sign, railway signal or aid to navigation by water or air; or
 - (iii) hinder the operation of any device used for the purpose of security or surveillance or for measuring the speed of any vehicle.
- (c) Any advertisement displayed, and any site used for the display of advertisements, shall be maintained in a condition that does not impair the visual amenity of the site.
- (d) Any structure or hoarding erected or used principally for the purpose of displaying advertisements, shall be maintained in a condition that does not endanger the public.
- (e) Where an advertisement is required under these Regulations to be removed, the site shall be left in a condition that does not endanger the public or impair visual amenity.

Reason: As imposed by regulation within the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.

Signed  Shaun Greaves Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 12 August 2025	