

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/01240/LBC	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

HE1	Designated heritage assets
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SECN16

Conserve + enhance historic environment

SP13

Historic environment

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 **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.

3.2 **Highways Officer** – No comment.

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:

- ☐ Two new front elevation awnings.
- ☐ Two replacement front elevation vinyl fascia signs.
- ☐ A replacement front elevation projecting sign.
- ☐ The removal of two existing front elevation signs.

4.2.2 The application was accompanied by parallel advertisement consent application 25/01238/AD.

4.3 **Key Issues**

- 4.3.1 The key material considerations are whether the proposal is acceptable on heritage grounds regarding its impacts on the significance of the listed building as a designated heritage asset. This is set out in Section 16 (2) of the Planning (Listed Buildings and Conservation Areas) Act 1990.
- 4.3.2 On the basis of the comments from the Conservation Officer, the proposed works are considered sympathetic to and in keeping with the special significance and character of the listed building. The new vinyl fascia signs would replace existing vinyl fascia signs, and the designs and colours of the proposed signs and awnings are acceptable.
- 4.3.3 It is considered that the works would not harm the significance of the designated heritage asset the subject of this application. The impacts of the proposal on the character and appearance of the building and its significance as a designated heritage asset are therefore considered acceptable. The proposal complies with Policies SP13 and HE1 of the Local Plan, and Section 16 of the NPPF.

4.4 **Conclusion**

- 4.4.1 The proposed works are therefore considered to preserve the significance of the listed building as a designated heritage asset.

5.0 **Recommendation**

- 5.1 To **GRANT** listed building consent 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  Shaun Greaves Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 12 August 2025	

