

DELEGATED FILE NOTE

CASE OFFICER: ...Thomas Howe.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
24/02700/LBC	Single storey rear infill extension. Internal and external alterations	68 High Street Whitwell Hitchin Hertfordshire SG4 8AL

Submitted Plan Nos

Location Plan 563524-001 563524-003 563524-004 563524-005 REV C

HE1 Designated heritage assets

SECN16 Conserve + enhance historic environment

2.0 **Site History**

2.1 24/02699/FPH - Single storey rear infill extension and alterations to fenestration

3.0 **Representations**

3.1 **Conservation Officer** – No Objections:

“There are no objections to the proposed rear infill extension and other internal and external alterations as the proposed is not considered to remove historic fabric of significance and therefore is not considered to cause harm significance of listed building or character of the conservation area.”

“The proposed rear infill will see a change to the rear elevation. The rear elevation has been extensively altered that the original elevation is lost. The proposal infill is considered to be appropriate as it is slightly off set from the previous two single storey rear additions providing a level of interest.

The alterations to the rear fenestration including new clear glazed full height doors to rear infill and reduced window to wc are considered to be supportable given they on the rear elevation and will have minimal impact on the street scene and does not affect historic fabric or character.”

Recommends condition.

3.2 Neighbours: N/A

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 No. 68 comprises a two-storey chalet bungalow on Whitwell High Street. It is within the Conservation Area, and is Grade II listed. Its list entry reads as follows:

“House. Early C18 or older, converted to 2 houses in C19, now one again. Timber frame roughcast with painted brick ground floor and stucco plinth. Red brick central panel surrounding entrance and up to eaves. Dark weatherboarded lean-to at W end. Steep old red tile roofs, lean-to hipped. A 2-cells, end-chimneys, central entrance plan, 1½-storeys house facing S onto street, with single-storey lean-to

end extension at W. Symmetrical S front with 3 gabled dormers at eaves each with 2-light small-panes casement windows. 6-light fixed flush window to each side of entrance and to extension. Wide segmental arch to twin doorframes with moulded trim. Plank door on left, 6-panes fixed window over vertical painted boarding to right. W gable shows heavy flat purlin and large square wallplate end. External gable chimneys in red brick with offsets at base. Catslide rear weatherboarded outshut.”

4.2 **Proposal**

- 4.2.1 Listed Building Consent is sought for the erection of a single storey rear infill extension. Internal and external alterations.

4.3 **Key Issues**

- 4.3.1 The key issues for consideration are the impact the proposed development would have on the character and appearance on the grade II listed building and the Whitwell Conservation Area.
- 4.3.2 The Conservation officer advised no objection to the proposed development. The Conservation officer considers that the proposed works would not significantly detract or impact on the listed building to merit an objection. Conditions have been recommended, and the applicant has agreed to their inclusion.
- 4.3.3 The impacts of the proposal on the character and appearance of the building and its significance as a designated heritage asset are considered acceptable.

4.4 **Conclusion**

- 4.4.1 The proposals are acceptable in listed building terms.

4.5 **Alternative Options**

- 4.5.1 None applicable.

5.0 **Recommendation**

- 5.1 That Listed Building Consent be **GRANTED** 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.

2. 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.

3. Full joinery details of the proposed new timber doors/windows to a metric scale 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

Signed  Anne McDonald	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 11 February 2025	