

DELEGATED FILE NOTE

CASE OFFICER: ...Tricia Craggs.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/00043/LBC	Repair and repaint of first floor timber windows	6 Tilehouse Street Hitchin Hertfordshire SG5 2DW

Submitted Plan Nos

Location Plan

1.0 Policies

HE1	Designated heritage assets
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2.0 **Site History**

2.1 Although not the most recent planning history the following is most relevant:

83/01791/1

Installation of new shopfront and change of use of first floor from residential to offices.

3.0 **Policies**

3.1 Section 16: Conserving and enhancing the historic environment of the National Planning Policy Framework (July 2021). Relevant paragraph numbers at Section 16 are as follows: 197, 199, 200 and 202.

Policy HE1 of the North Hertfordshire Local Plan 2011-2031.

4.0 **Representations**

4.1 **Press & site notices** – No comments received.

5.0 **Planning Considerations**

5.1 **Site and Surroundings**

5.1.1 6 Tilehouse Street is a listed building located in the Hitchin Conservation Area. The list entry is as follows:

Early C19 front. Red brick, old tiled roof. 2 storeys, modillioned brick cornice, parapet with stone coping. Slight recess on right with elliptical carriage arch, 2:1 sash windows with glazing bars in reveals under cutter flat arches. Slightly altered original shop front with Doric pilasters, frieze, cornice.

Nos 1 to 6 (consec), Nos. 8 to 17 (consec), Nos 19 to 32 (consec) and Nos 35 to 40 (consec) form a group.

5.2 **Proposal**

5.2.1 The application is described as:

Repair and repaint of first floor timber windows.

5.3 Key Issues

5.3.1 The main issue is to consider the impact of the works on the special character of the listed building and upon the Hitchin Conservation Area.

5.3.2 Roof alterations that include material changes and the addition of dormers or rooflights can potentially affect the character and significance of listed buildings and conservation areas. They strongly contribute to a building's interest and appearance. Any changes can noticeably alter how the building and area looks.

Guidance on Alterations to Listed Buildings IHBC Toolbox Guidance Note GN2021/1 - January 2021

5.3.3 At 5.1.1 it states:

A building derives much of its character and appearance from its roof. Roofs often contain the oldest and least altered parts of a building. Alterations should respect what survives in its original form and any later positive evolutionary changes of definite quality should also be retained and not altered.

5.1.2 The removal of unsympathetic past alterations such as an ill-proportioned mansard or additional floor should be encouraged but this should always be based upon firm evidence of the original state of the roofs and any associated features such as parapets, dormers and chimneys, etc. Photographic records and plans in national or local archives may provide the necessary evidence in support

Impact on the listed building

5.3.4 The proposed works is considered to be supportable as it repairs existing historic fabric and sees no loss.

The proposed painting of the upper shopfront windows and not any of the brickwork is supportable as the colour choice is considered sympathetic both to the listed building and the character of the conservation area.

The proposed works will cause not harm to the significance of the designated heritage assets.

5.4 Alternative Options

5.4.1 None

5.5 Pre-Commencement Conditions

5.5.1 None applicable.

5.6 Conclusion

- 5.6.1 It is considered that the proposal will not on this occasion cause harm to the listed building's special character or harm the character or appearance of the Hitchin Conservation Area. The proposal, thereby, satisfies the provisions of Sections 16(2) and 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, the aims of Section 16 of the NPPF and the aims of Policy HE1 of the North Hertfordshire Local Plan 2011-2031.

6.0 Recommendation

- 6.1 I recommend that listed building consent be **GRANTED**.

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  Anne McDonald	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 21 May 2025	