

North Hertfordshire District Council

Building Conservation comments

File Ref: 24/01623/FP & 24/01624/LBC

Date: 31/01/2025

Planning Officer: TR

Address: 94 Tilehouse Street, Hitchin, Hertfordshire SG5 2DW

Subject: Original descriptions see below

- **24/01623/FP** - *Change of use of existing showroom/workshop to form one 3-bed dwelling including insertion of first floor front balcony and roof light to existing roofslope.*
- **24/01624/LBC** - *Internal and external alterations to existing showroom/workshop to facilitate the conversion to one 3-bed dwelling.*

I advise that descriptions are amended as follows but would need applicant/agent agreement:

- **24/01623/FP** - *Change of use of existing showroom/workshop to form one 3-bed dwelling. Replacement windows and roof light to rear elevation (as amended by drawing no. 610.07 received on 07/11/2024 and drawing no. 610.04A received on 12/01/2025).*
- **24/01624/LBC** - *Internal and external alterations to existing showroom/workshop to facilitate the conversion to one 3-bed dwelling (as amended by drawing no. 610.07 received on 07/11/2024 and drawing no. 610.04A received on 12/01/2025).*

Note: Drawing nos. 610.03 & 610.04 need to be indexed as superseded in NECDM.

1.0 Recommendation

1.1 Initially I raised an objection then raised further matters on 22 November 2024 when an amended scheme was received suggesting that:

- *Drawing no.4 is updated to show a new rear roof light and two new ground floor windows.*
- *Determining this application with a condition as opposed to fully understanding the design 'upfront' may be a mistake if the extent of intervention is deemed harmful when a DOC application is received.*
- *Bin storage is further reviewed.*

1.2 The applicant has addressed the first point above and point 2 could still be addressed via condition. With no amendment forthcoming on point 3, I have decided that there are insufficient heritage grounds to pursue this matter.

1.3 I raise **NO OBJECTION** on the basis that the proposal will satisfy the provisions of Sections 16(2) (LBC only), 66(1) (FP only) and 72(1) (both) of the Planning (Listed Buildings and Conservation Areas) Act 1990, Section 16 of the NPPF and the aims of Policy HE1: Designated Heritage Assets, of the North Hertfordshire Local Plan 2011-2031.

2.0 Suggested conditions (possibly LBC only although these could be imposed pursuant to the planning permission if granted).

1. The new rear windows shall be flush timber casements unless otherwise agreed and approved in writing by the Local Planning Authority.

Reason: To ensure that special regard is paid to the listed building's special character and the appearance of the Hitchin Conservation Area under Sections 16 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Policy HE1 of the Local Plan.

2. Prior to installation, details of the replacement rear roof light shall be submitted to and approved in writing by the Local Planning Authority. Thereafter shall be implemented in accordance with the approved details.

Reason: To ensure that special regard is paid to the listed building's special character and the appearance of the Hitchin Conservation Area under Sections 16 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Policy HE1 of the Local Plan.

3. The new windows and roof light on the rear elevation shall be implemented prior to the occupation of the 3-bed dwelling unless otherwise agreed and approved in writing by the Local Planning Authority.

Reason: To ensure suitable living conditions for the occupier of the new dwelling.

4. Prior to installation, full details of the whole house heat recovery ventilation system shall be submitted and approved in writing by the local planning authority. Thereafter the whole house heat recovery ventilation system shall be implemented in accordance with the approved details and installed prior to the occupation of the dwelling.

Reason: To ensure that special regard is paid to the listed building's special character and the appearance of the Hitchin Conservation Area under Sections 16 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Policy HE1 of the Local Plan and to ensure suitable living conditions for the occupier of the new dwelling.

Mark Simmons
Senior Conservation Officer