

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/00054/LBC	Removal of two chimneys, insertion of one replacement rooflight and additional rooflight in rear roofslope. Insertion of rear entrance door to existing self-contained flat (Class C3) at first floor. Internal alterations (as amended by plans received 23/04/25)	78 High Street Codicote Hitchin Hertfordshire SG4 8XD

Submitted Plan Nos

Location Plan 101 102A 103A 104 105B 106 107D 108B

1.0 Policies

HE1	Designated heritage assets
SECN16	Conserve + enhance historic environment
SP13	Historic environment

2.0 **Relevant Site History**

2.1 None relevant.

3.0 **Representations**

3.1 **Neighbours** – The following objections were received:

- ☐ Use of the rear garden and noise.
- ☐ Impacts of customers sitting in the garden.
- ☐ Unclear what the 'wellness centre' is. Could also cause noise and loss of privacy.
- ☐ The wellness centre would be Class E, which covers a wider range of uses.
- ☐ Increased traffic.
- ☐ Parking more difficult.
- ☐ Loss of privacy.
- ☐ Operating hours should be limited.

The following comments in support were received:

- ☐ Yoga would be quiet.
- ☐ Welcome a café.
- ☐ Sensible to refurbish the flat.

3.2 **Conservation Officer** – 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. The building adjoins another listed building, and there are numerous other listed buildings in most directions. The site has a detached double garage at the rear which is not considered to be curtilage listed.

4.1.2 The ground floor of the building is a shop (Use Class E), which is vacant; and the first floor is a residential flat (Use Class C3), also vacant.

- 4.1.3 The site is in central Codicote at the north end of the High Street where the character is a mix of residential and commercial properties. The site is in a Conservation Area.

4.2 **Proposal**

- 4.2.1 The removal of two rear chimneys with works to make good the building, a replacement rear rooflight, a new rear rooflight, a new rear entrance door for the flat, and internal alterations to the ground and first floor.
- 4.2.2 The application was accompanied by parallel planning application 25/00053/FP. That application included a change of use of the detached garage and external alterations to it, and the change of use of the ground floor shop to a café. These are also shown on the plans submitted for the LBC application, however they fall outside the scope of that application.

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 The proposed works are overall considered to be of a small scale, with no harmful impacts to the fabric of the building. On the basis of the comments from the Conservation Officer, the proposed works are considered sympathetic to the special significance and character of the listed building. The neighbour comments and concerns relate to the parallel planning application, where the issues raised can be considered.
- 4.3.3 It is not considered that the application harms 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.

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 and 1:1 scale drawings of the proposed glazing bars 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: 9 July 2025	