



FAO: Planning Department,
North Herts Council

Ref: 24/02686/FPH and 24/02687/LBC
Date: 19/03/2025

BUILT HERITAGE ADVICE

Dear Sir / Madam,

RE: 2 Tilehouse Street, Hitchin, Hertfordshire SG5 2DW

Full planning and listed building consent applications for: Single storey rear glazed extension linking to existing outbuilding. Internal alterations

The property is part of a pair of Grade II listed eighteenth century cottages (No 1 and 2, Tilehouse Street List Entry Number: 1102151). The properties are finished in red brick with flared brick patterning. No. 1 has a small backyard and detached outbuilding.

It is located within the Hitchin Conservation Area, within the historic core of Hitchin and makes a positive contribution.

This is a revised proposal based on plans registered on 10/03/2025.

In the initial proposal, the Conservation Officer raised concerns in relation to the following points:

- Large opening to the rear wall of the kitchen.
- New opening from lounge directly to kitchen and closing off existing doorway to hallway.
- Partitioning off and insulating the front door.

These were considered to harm the historic layout and understanding of the building and historic fabric.

There was no objection to the glazed extension or the boundary wall, subject to materials conditions.

In the current proposal, the front entrance and most internal openings would not be altered so the only remaining element of concern is the opening of the rear for a kitchen extension.

The rear kitchen is a later addition, and the brickwork does not appear of especially high historic interest. The proposal would impact the existing layout, although the existing lounge was likely to have been two separate rooms at some points and so the layout has gradually evolved over time already. It would be preferred if some nibs of the existing kitchen wall were retained to indicate the previous layout, but this does not constitute an objection per se.



The applicant has provided additional information indicating the location of a previous opening into a lean-to structure to the rear that was previously infilled. There are newer bricks to this element of the rear elevation. This suggest that the area being opened would involve impacts on more recent rather than historic fabric. Photos have also been submitted to support this point.

On this basis, subject to conditions for proposed materials, there is no objection to the proposal.

This response is made in the context of Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Chapter 16 of the National Planning Policy Framework.

Yours sincerely,

David Buckley MA MRTPI IHBC
Historic Environment Team
Place Services

Note: This letter is advisory and should only be considered as the opinion formed by specialist staff in relation to this particular matter