



FAO: Planning Department,
North Herts Council

Ref: 24/01987/S73 & 24/02163/LBC
Date: 25/10/2024

BUILT HERITAGE ADVICE

Dear Sir / Madam,

RE: The Manor House Bancroft Hitchin Hertfordshire SG5 1JW

Built Heritage Advice pertaining to an application for:

24/01987/S73- Variation of Condition 2 (revised plans) of planning permission 19/00395/FP granted 23.05.2019 for Change of Use and conversion of antique showroom to 2-bed dwelling (development already carried out).

and

24/02163/LBC- Removal of Condition 4 (Full details as to the method of mechanical extraction to the kitchen) of Listed Building consent 19/00396/LBC granted on 23.05.2019 for Internal alterations to facilitate change of use and conversion of antique showroom to 2-bed dwelling.

The significance of the building has been covered in detail in the previous applications. In summary The Manor House is a Grade II* listed eighteenth century building in a prominent location within Hitchin Town Centre Conservation Area.

The retrospective works comprise:

- Retention of panelled dividing wall at first floor and retention of original position of decorative door and omission of additional bathroom between bedrooms.
- Addition of shower to the rear entrance lobby
- Introduction of an extractor fan in the rear wall; existing window adject to the fan to be retained.

Application 24/02163/LBC is for removal of a condition requiring details of mechanical kitchen extraction prior to commencement of works. The works have already been undertaken as part of a conversion to residential use as permitted previously under applications 19/00396/LBC and linked application 19/00395/FP.

The retention of the existing doorway and omission of the first-floor bathroom would not be harmful to heritage significance and are in some regards a positive change which reduces the level of intervention. The changed positioning of the new dividing wall between the bedrooms would have a neutral impact. The new bathroom in a ground floor recess would have a neutral impact in heritage terms and would help to ensure reduced interventions elsewhere in the building.



The final element is the removal of Condition 4 of 19/00396/LBC which required details of the method of mechanical extraction prior to commencement of works and the condition reason was to ensure that the special historic and architectural interest and integrity of the building would be protected.

The fitting of a filter within the cupboard under the cooker in the new kitchen island has already taken place and a small external vent has been installed within rebuilt brickwork to the ground floor rear of the property. The works appear discreet and not harmful to the buildings special interest and as such it appears to have a neutral impact. Therefore, there is no objection to removal of the condition related to these works. Retention of an existing window adjacent to the extraction outlet is also referred to in the submission which would have an acceptable impact.

Section 66 (1) of the of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that in a planning permission which affects a listed building or its setting the local planning authority shall have special regard to preserving listed buildings, their setting and any special architectural or historic interest they possess. Section 72(1) states that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of a conservation area.

National Planning Policy Framework (NPPF) paragraph 205 states: *'When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.'*

The works have an acceptable impact on the designated heritage assets relative to the previously granted applications 19/00396/LBC and 19/00395/FP and as such there is no heritage objection.

Yours sincerely,

David Buckley BA (Hons) 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