

CONSERVATION TEAM CONSULTATION APPLICATION RESPONSE

APPLICATION REF:	25/01553/FP
CASE OFFICER:	AHD
APPLICATION SITE:	54 Church Street, Baldock, Hertfordshire SG7 5AF
DESCRIPTION OF WORKS:	Change of use and conversion of existing building from Class E to residential use to create 1no two-bedroom flat and 2no one-bedroom flats, including external alterations to existing fenestration, insertion of first floor side entry doors and windows, installation of side external staircase and erection of refuse and cycle stores.

RECOMMENDATION:

Further to my comments on 21 August 2025 and having just returned from annual leave, I respond to amended drawing no. 04 Rev F received on 1 September 2025. I assume the description will be updated accordingly.

I raise **NO OBJECTION** on the basis that the proposal will satisfy the provisions of Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and the aims of Section 16 of the NPPF and Policy HE1 of the North Hertfordshire Local Plan 2011-2031.

SHORT SUMMARY:

Impact on building's special character

The proposal will have a small impact upon the building's character.

Impact on character or appearance of the Baldock Conservation Area (BCA).

The proposal will have a small impact upon the BCA's appearance.

Harm, preserve or enhance.

The proposal would not harm the building's character or the BCA.

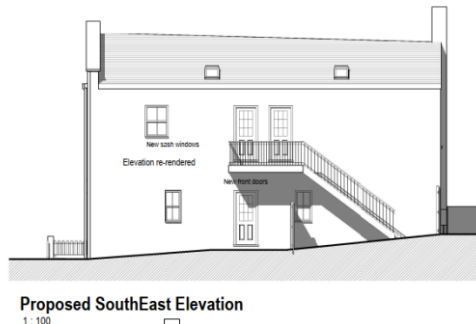
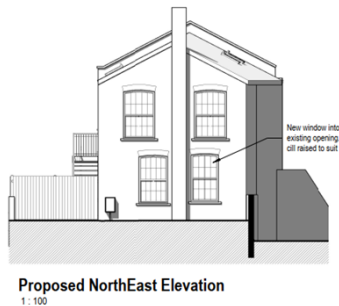
DETAILED ANALYSIS AND CONSIDERATIONS:

Previously I said that the proposed first floor flats are shown as 39m² and 37m² and do not have built-in storage. These have now been added, and I note the architect's clarification re: compatibility with The Technical housing standards – nationally described space standard (March 2015) i.e. the first-floor flats are 1 bed 1 person size, which are min 37m² with a shower provided.

I also said that the ground floor rear window should be designed to match the proportions of the ground floor window alongside and that the proliferation of openings on the side elevation is a concern. Both matters have been addressed, and the scheme is acceptable in this regard.

I have one further observation, which being that I was previously asked for my on the replacement windows being timber-alternative sashes from the Rose Collection rather

than timber and I considered this acceptable in my lats comments. However, the latest amended drawing still refers to new windows being painted timber.



SUGGESTED CONDITIONS:

- 1. Notwithstanding the reference to new windows being 'painted timber' on amended drawing no. 04 F, the new windows shall be vertically sliding sash types either manufactured in timber or timber-alternative sashes from the 'Rose Collection' unless otherwise agreed and approved in writing by the Local Planning Authority.**

Reason: To ensure that special regard is paid to the character and appearance of Baldock Conservation Area under Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Policy HE1 of the Local Plan.

CONCLUSION:

In heritage terms, the proposal is acceptable.

OFFICER: Mark Simmons

DATE: 09/09/2025