

Simon Ellis
Development Control
North Hertfordshire District Council

**Postal Point CHN 108
Hertfordshire County Council
County Hall, Pegs Lane
HERTFORD SG13 8DN**

Contact Daniel Phillips

My ref P01/22/00171-1

Your ref 22/00171/LBC

historic.environment@hertfordshire.gov.uk

Date: 29th March 2022

Dear Simon,

Re: Change of Use from Hotel (C1) to Sui Generis (accommodation with support) and associated external alterations. | The Lord Lister Hotel 1 Park Street Hitchin Hertfordshire SG4 9AH

ARCHAEOLOGICAL IMPLICATIONS

Thank you for consulting this office on the above application.

Please note that the following advice is based on the policies contained in the National Planning Policy Framework 2021.

The proposed development site is associated with a Grade II listed Building of early 19th century date, appearing on the Tithe Map, within a Conservation Area and an Area of Archaeological Significance. The proposal has been accompanied with a Design and Access Statement (Lavata Group, 2022) which establishes the minimal nature of development impact onto the designated heritage asset of the building. This impact is largely confined to the instillation of new internal doorways and both internal and external security cameras, plus a new security gate. As such it appears that no potential below ground heritage assets would be affected by the development.

It is also noted that previous, potentially more harmful development has been approved through the planning process. What is unknown is what the intended alterations of the internal spaces would involve and whether this would simply reflect a soft strip or more robust alteration.

I do appreciate that its long-term use as a hotel will have resulted in some internal change over time. However, given the significance of the building and the potential for irreversible change caused by this proposal, some record of the existing building both externally and internally should be made as a permanent record.

I would also advise seeking advice from the Conservation Officer at NHDC regarding the potential effect on setting with the instillation of modern security cameras to the street facing façade.

With the above in mind, I recommend that the following provision be made, should you be minded to grant consent:

1. An Historic Building Photographic Survey as set out under section 5.5 of Understanding Historic Buildings (Historic England, 2016), of the Grade II Listed Building, both externally and internally prior to commencement of development works.
2. The analysis of the results of the Photographic Survey, with provisions for the subsequent production of a report and an archive, and the publication of the results, as appropriate.

I believe that these recommendations are both reasonable and necessary to provide properly for the impact from this development proposal. I further believe that these recommendations closely follow the policies included within Paragraph 199 of the National Planning Policy Framework 2021 by allowing the existing building to be conserved through record.

In this case three appropriately worded conditions on any planning consent would be sufficient to provide for the level of investigation that this proposal warrants. I suggest the following wording:

A *No development shall take place/commence until an Written Scheme of Investigation has been submitted to and approved by the local planning authority in writing. The scheme shall include an assessment of significance and research questions; and:*

1. *The programme and methodology of site investigation and recording;*
2. *The programme and methodology of site investigation and recording as required by the evaluation;*
3. *The programme for post investigation assessment;*
4. *Provision to be made for analysis of the site investigation and recording;*
5. *Provision to be made for publication and dissemination of the analysis and records of the site investigation;*
6. *Provision to be made for archive deposition of the analysis and records of the site investigation;*
7. *Nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation.*

B *The development shall take place/commence in accordance with the programme of works set out in the Written Scheme of Investigation approved under condition (A)*

C *The development shall not be occupied/used until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under condition (A) and the provision made for analysis and publication where appropriate.*

If planning consent is granted, I will be able to provide detailed advice concerning the requirements for the investigations, and to provide information on professionally accredited archaeological contractors who may be able to carry out the necessary work.

Please do not hesitate to contact me should you require any further information or clarification.

Yours sincerely,

Daniel Phillips
Historic Environment Advisor, Hertfordshire LEADS
Growth and Infrastructure Unit

Hertfordshire LEADS provides Landscape, Ecology, Archaeology, Design and Sustainability support to planning departments in Hertfordshire.