

DELEGATED FILE NOTE

CASE OFFICER: ...William Thompson.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
26/00135/FPH	Alterations to attached outhouse, Loggia. Replacement of existing garden paving incorporating drainage upgrades/soak away. Boundary treatment to garden walling. Alterations to soft and hard landscaping. Rebuild of existing bin store. External seat base.	13 Tilehouse Street Hitchin Hertfordshire SG5 2DU

Submitted Plan Nos

Location plan 09.01 bin store Existing and proposed site plan 09.02 Proposed elevations and sections
plan Loggia 10.01 Existing Loggia floor plan and elevations 01.03 Proposed floor plan Proposed
external seat base sections and floor plan Existing site plan

1.0 Policies

D1 Sustainable design

D3	Protecting living conditions
T2	Parking
HE1	Designated heritage assets
SECN12	Achieving well-designed places
SECN14	Meeting climate change,coastal,flooding
SECN16	Conserve + enhance historic environment

2.0 **Site History**

- 2.1 26/00136/LBC - Alterations to attached outhouse/Loggia: removal of internal brick partition wall and timber doors and installation of stud partition . Addition of fireplace feature and internal walls finished with render. External seat base.

Pending Consideration

- 2.2 Various other FPHs/LBCs to main building determined as Conditional Permission/Conditional Consent.

3.0 **Representations**

- 3.1 **Neighbour Representations** – One received - neutral.

- Concerns about new silver birch causing damage to shared wall.
- Concerns about changes to drainage.

3.2 **Conservation Officer** – No objection.

3.3 **Historic England** – No comments.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 13 Tilehouse Street is grade II listed and is located within the Hitchin Conservation Area. The building is considered a Designated Heritage Asset for the purpose of applying the aims of Section 16 of the NPPF. The list entry reads as follows:

1. 5255 TILEHOUSE STREET (South Side) No 13 TL 1828 NW 2/73 13.4.51.

II GV

2. C18. Red brick, steeply pitched. tiled roof with 3 box dormers. 2 storeys and attics, brick cornice parapet, rainwater head dated 1789. 6 sash windows in broad nearly flush frames, first floor brick aprons with guttae. Wooden door surround has fluted Doric pilasters, modillioned broken pediment, panelled reveal to door end fanlight.

Nos 1 to 17 (consec), Nos 19 to 32 (consec) and Nos 35 to 40 (consec) form a group.

4.2 **Proposal**

4.2.1 Alterations to attached outhouse, Loggia. Replacement of existing garden paving incorporating drainage upgrades/soak away. Boundary treatment to garden walling. Alterations to soft and hard landscaping. Rebuild of existing bin store. External seat base.

4.3 **Key Issues**

4.3.1 The key issues in this case are the design, impact on heritage assets, and impact on the reasonable living conditions of neighbours.

Design

- 4.3.2 Policy D1 of the Local Plan requires that development proposals respond positively to the site's local context, retain existing vegetation and minimise the visual impact of street furniture and parking provision. This policy is broadly consistent with Section 12 of the National Planning Policy Framework.
- 4.3.3 The proposal would see alterations made to the attached outhouse/Loggia with a new door, pathing and external seat base. The existing garden paving is to be replaced, incorporating drainage upgrades/soak away. The proposal includes boundary treatments to garden walling by replacing the existing paint with a limewash and alterations to soft and hard landscaping with a new silver birch. The existing bin store is to be restored.
- 4.3.4 As the works are minor in scale, the proposed development is acceptable in design terms, includes suitable drainage and the scheme is considered in accordance with Policy D1 of the Local Plan, as well as Section 12 of the NPPF.

Impact on Heritage Assets

- 4.3.5 As stated above, the building is Grade II listed and within the Hitchin Conservation Area.
- 4.3.6 The details of this proposal have been fully considered under the simultaneous LBC application under ref: 26/00136/LBC. The Conservation Officer has no objection to the proposal.
- 4.3.7 As such, the proposed development under this householder application is considered acceptable and will not occasion harm to the listed building's special character or the Conservation Area, in accordance with the Policy HE1 of the Local Plan and Section 16 of the NPPF.

Impact on Neighbours

- 4.3.8 Policy D3 of the Local Plan states that planning permission will be granted for development proposals which do not cause unacceptable harm to living conditions.

4.3.9 Given the minor nature of the proposal and the suitable drainage, the scheme would not result in any material harm, as to be objectionable, to the reasonable living conditions and well-being of neighbours. Damage to party walls would be a civil matter.

4.3.10 This is in accordance with Policy D3 of the Local Plan.

Highways and Parking:

4.3.11 The proposal does not include an increase in the number of bedrooms. Therefore, with regard to Policy T2 of the NHLP, there would be no car parking issues arising from the development.

Environmental Implications

4.3.12 The proposed development would be consistent with the criteria set out in Policy D1 of the NHLP '*Sustainable Design*'. There are no other significant environmental implications as a result of the proposed development.

Biodiversity Net Gain:

4.3.13 This is a form of development which is exempt from BNG Legislation, defined under article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015 due it falling under the scope of the 'de minimis' exemption.

4.4 **Conclusion**

4.4.1 In the absence of material planning reasons to the contrary it is my view that planning permission is **GRANTED**.

4.5 **Alternative Options**

4.5.1 N/A.

4.6 **Pre-Commencement Conditions**

4.6.1 N/A.

5.0 **Recommendation**

5.1 That planning permission be **GRANTED** subject to the following conditions:

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out wholly in accordance with the details specified in the application and supporting approved documents and plans listed above.

Reason: To ensure the development is carried out in accordance with details which form the basis of this grant of permission.

Proactive Statement:

Planning permission has been granted for this proposal. Discussion with the applicant to seek an acceptable solution was not necessary in this instance. The Council has therefore acted proactively in line with the requirements of the Framework (paragraph 38) and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015.

Signed  Shaun Greaves Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 25 March 2026	

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