

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
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.	13 Tilehouse Street Hitchin Hertfordshire SG5 2DU

Submitted Plan Nos

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

1.0 Policies

HE1	Designated heritage assets
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SECN16

Conserve + enhance historic environment

2.0 **Site History**

- 2.1 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.

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: 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.

4.3 **Key Issues**

4.3.1 The key issue in this case is the proposed developments impact upon the character and appearance of the designated heritage assets.

4.3.3 The Council's Conservation Officer provided a formal comment on the 9th March 2026, considering the impact of the proposal upon the listed building and the Conservation Area. The following conclusion has been lifted from that report:

"As per written pre application advice [...] there is NO OBJECTION. The scheme will satisfy the provisions of Sections 16(2) (LBC) and /or 66(1) (FP/FPH) and/or 72(1) (both) 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."

4.3.4 Given the acceptable nature of the proposal and that no objection has been raised from the conservation officer, it is not considered that the proposal would cause unacceptable harm to the listed building or the Conservation Area. The impacts of the proposal on the character and appearance of the building and its significance as a designated heritage asset are therefore

considered acceptable. The proposal complies with Policy HE1 of the Local Plan, and Section 16 of the NPPF.

4.4 **Conclusion**

- 4.4.1 The proposed development is acceptable in heritage terms, in accordance with Policy HE1 of the Local Plan and Section 16 of the NPPF.

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 listed building consent be **GRANTED** subject to the following conditions:

1. Details of materials to be used for the works, hereby granted consent, shall be submitted to and agreed, in writing, by the Local Planning Authority before any works are commenced.

Reason: To safeguard the character and appearance of the listed building to which this consent relates and to comply with Policies SP13 and HE1 of the North Hertfordshire Local Plan 2011 to 2031.

1. The work to which this consent relates shall be begun by not later than the expiration of the period of 3 years from the date of this notice.

Reason: To comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

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