

DELEGATED FILE NOTE

CASE OFFICER: ...Thomas Howe.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
26/00339/LBC	Replacement of existing external heating, ventilation, and air conditioning equipment at ground and first floor.	5 - 6 High Street Hitchin Hertfordshire SG5 1BH

Submitted Plan Nos

18864-DB3-S01-XX-DR-A-90001_ 8864 DB3 B01 XX DR A 20700 18864 DB3 B01 XX DR A 20701

1.0 Policies

HE1	Designated heritage assets
SECN16	Conserve + enhance historic environment

2.0 Site History

- 2.1 25/03024/FP - Existing ATM lowered in height. Replacement of the existing automated front entrance door.– Conditional Permission
- 2.2 25/03025/AD - Existing ATM lowered in height with illuminated collar surround. Installation of externally illuminated fascia panel (with LED lighting bar) externally illuminated Barclays branded Eagle /text signage and externally illuminated projecting Barclays branded Eagle signage. – Conditional Consent
- 2.3 26/00338/FP - Replacement of existing external heating, ventilation, and air conditioning equipment at ground and first floor. – Pending

3.0 Representations

3.1 Conservation Officer – No Objection:

“There are no objections the proposal as it will not see the loss of historic fabric and the proposal seeks to upgrade to a new condensing unit using the existing acoustic structure.

Impact on character and appearance of the conservation area – These are considered to be negligible as the majority of the works is to take place to the rear.”

3.2 Neighbours: N/A

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The application site comprises 5-6 High Street, Hitchin. The use of the ground floor is for a bank. The building is Grade II Listed, and it is within the Hitchin Conservation Area. The list entry reads as follows:

“1. 5255 HIGH STREET (West Side) Nos 5 & 6. TL 1829 SW 1/99 II GV

2. Mid C19 in Italianate style. Impressive stucco building with careful details. Modillion cornice to hipped Welsh slated roof. 3 storeys, quoins, vermiculated ground floor. 3 storeys, 2nd floor architrave surrounds, first floor eared architrave surrounds, pediments. Slightly recessed wings. 1 window on left, 2 storeys on right.

Nos 1 to 6 (consec) form a group with No 33 Market Place.”

4.2 **Proposal**

4.2.1 Listed Building Consent is sought for:

Replacement of existing external heating, ventilation, and air conditioning equipment at ground and first floor.

4.3 **Key Issues**

4.3.1 The key issues for consideration are the impact the proposed works would have on the character and appearance on the grade II listed building and the Hitchin Conservation Area.

4.3.2 The Conservation officer advised no objection to the proposed development. The Conservation officer considers that the proposed works would not significantly detract or impact on the listed building to merit an objection.

4.3.3 The development would be confined to the servicing yard/areas to the rear of the building and are predominantly obscured from view from the public realm. Historic fabric is unlikely to be harmed or undermined as a result of the works. The impacts of the proposal on the character and appearance of the building and its significance as a designated heritage asset are considered acceptable.

4.3.4 The potential impacts to the surrounding Conservation Area and the Listed Building are considered to be acceptable, and the significance of this heritage asset will not be unacceptably harmed. Policies HE1 and SP13 of the Local Plan 2011-2031 and Section 16 of the NPPF are considered to be complied with. The development is considered to comply with Section 72 of the Planning (Listed Building and Conservation Areas) act 1990.

4.4 **Conclusion**

4.4.1 The proposals are acceptable in listed building terms.

4.5 **Alternative Options**

4.5.1 None applicable.

5.0 **Recommendation**

5.1 That Listed Building Consent be **GRANTED** subject to the following conditions:

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	