

DELEGATED FILE NOTE

CASE OFFICER: ...Tom Rea.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/00091/LBC	Internal and external alterations to facilitate the change of use and conversion of former White Horse PH to a mixed use comprising a single residential dwelling (Use Class C3), and micropub (Sui Generis).	22 High Street Kimpton Hitchin Hertfordshire SG4 8RJ

Submitted Plan Nos

039 -001 039 -01 039 -019 E 039 -019 039 -02 039 -020 H 039 -021H 039 -021H 039 -022n 039 -023 039 -023 039 -025B 039 -025B 039 -03 039 -032 039 -035 039 -035 039 -04 039 -05 039 -050 039 -06 039 -027A 039 -030 039 -020 039 -024D 039 -26 039 -26 039 -027 039 -028 039 -029 C 039 -029 039 -030 Location Plan Site Plan

1.0 Policies

1.0 Relevant History

- 1.1 15/01653/1: Change of use from Class C4 (public house) to Class C3 (residential). Refused planning permission on 20th August 2015 for the following reasons:

The proposed change of use of the public house to residential use would not promote the retention of this important local facility. Moreover, the applicant's evidence on sustaining a viable business has not been demonstrated to the satisfaction of the Local Planning Authority. The proposal therefore conflicts with paragraph 28 of the National Planning Policy Framework.

17/01263/PUD: Proposed use of 3 rooms at first and second floor levels for class A2 purposes (financial and professional office use) . Granted 14th July 2017

21/01019/LBC: Demolition of existing rear shed, lean-to and rear portions of the property and construction of external annex to proposed dwelling. Various external and internal works to main building comprising various structural works, replacement floors

and walls, subdivision and replacement of the main roof and existing windows and other internal alterations. Provision of entrance gate to carriage entrance. Refused

2.0 Policies

2.1 North Hertfordshire Local Plan 2011 – 2031

- Policy HE1: Designated heritage assets

2.3 National Planning Policy Framework 2024

Section 16 – Conserving and enhancing the historic environment

3.0 Representations

Historic England:

Advise that they do not wish to offer any comments.

Historic National Amenity Societies:

No comments received

4.0 Planning Considerations

4.1 Site & Surroundings

- 4.1.1 22 High Street is part of a grade II listed terrace of houses and the former public house, The White Horse which closed in 2015. The terrace row is situated at the east end of Kimpton High Street on the north side of the road. The site is also within the Kimpton Conservation Area.

The listing description reads as follows:

"Terrace of houses, public house and shop. 2 storeys. The end houses are early-mid C19 in chequered red brick and with slate roofs. The centre (Nos 22 and 24A) is lower and late C18. Plain red brick. Plain tile roof. Dentilled brick eaves. Glazing bar casements except for No 24, which has recessed 8/8-pane sashes with rubbed brick lintels. The centre has 3 square window bays with flat hoods. Circa 1980 porch to No 20. No 24 has rear extensions in flint with brick dressings. 4 ridge chimney stacks."

- 4.1.2 Immediately opposite and surrounding the former public house are residential properties of varying design and size.

4.2 **Proposal**

4.2.1 The proposal is for the following works:

Internal and external alterations to facilitate the change of use and conversion of former White Horse PH to a mixed use comprising a single residential dwelling (Use Class C3), and micropub (Sui Generis).

4.3 **Key Issues**

4.3.1 The key issues for consideration is the impact on the historic fabric and setting of the Grade II listed building.

4.3.2 Impact on the listed building

4.3.3 The Council's Conservation officer has assessed this proposal in detail and provided a comprehensive response on this listed building application. The officer highlights a number of concerns with regard to the following:

Extent of demolition

The officer raises concerns in particular with the extent of demolition of the C19 rear northside additions which is considered to result in less than substantial harm to the listed building. Although the removal of this elevation could be permitted the replacement scheme falls short of what could be considered acceptable in listed building terms.

Rear extension

Not considered acceptable by reason of the roof pitch , extent of projection beyond the existing rear building line and contemporary fenestration.

Loss of a valued community facility

The micropub is consigned to a corner of the building and the scheme has not been convincingly justified (para 213) nor a community use optimised

4.3.4 The Conservation officer considers that cumulatively the proposal fail to fully embrace the special character of the listed building and recommends refusal of the scheme as currently presented .

4.3.5 Paragraph 212 of the NPPF states:

When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

4.3.6 To summarise, the Council's Conservation officer has set out in his formal comments on the associated planning application (25/00090/FP) that he has a number of concerns at the proposed development.

As such the Conservation officer considers that the proposed development would occasion harm to the listed building.

4.3.7 Paragraph 210 of the NPPF states:

In determining applications, local planning authorities should take account of:

- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- c) the desirability of new development making a positive contribution to local character and distinctiveness.

Paragraph 215 states :

Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

- 4.3.8 There is some doubt, as evidenced by the J. Keane viability report, as to whether the micropub element would be a viable use consistent with the conservation of the building and whether that use would make a contribution towards a sustainable community including any economic vitality. There is also some doubt, given the scale of the extensions and alterations, as to whether the proposal would meet the test of “making a positive contribution to local character and distinctiveness”.
- 4.3.9 In the view of the Conservation officer there will be some harm to the listed building and this would be deemed as falling within the ‘less than substantial’ category. If the commercial element of the scheme is unviable as expressed by the Council’s pub viability consultant, there seems to be no public benefits to outweigh this harm and therefore the development would conflict with paragraph 215 of the NPPF.
- 4.3.10 Overall, it is concluded that there are unsatisfactory elements of the scheme in terms of alterations to the building including extensions and unsatisfactory re-provision of a pub use that will have a negative impact on the special character and setting of the listed building and the setting of the Kimpton Conservation Area as a whole. .

4.4 **Conclusion**

- 4.4.1 The proposed development would result in harm to a designated heritage asset. In these circumstances it is concluded that the development is not sustainable and that listed building consent should therefore be refused.

4.5 **Alternative Options**

- 4.5.1 None applicable

5.0 **Recommendation**

5.1 That listed building consent be **REFUSED** for the following reasons:

1. The proposal will not only lead to the demise of a pub use for this well-established community facility but would also fail to deliver a viable and credible micropub alternative thereby harming the historic, communal and social significance of this grade II listed building to the local community and the character of the Kimpton Conservation Area. The micropub is consigned to a corner of the building and the scheme has not been convincingly justified (para 213) nor a community use optimised. Furthermore, by reason of the expanse of the slate rear catslide addition with significant areas of glazing, which wholly forms part of the proposed residential use, the rear elevation of the building's historic core would be adversely affected. The proposal fails to satisfy the provisions of Sections 16(2) and 72(1) of the Planning (Listed Buildings & Conservation Areas) Act 1990 and does not accord with Section 16 of the Framework or Policies SP13 or HE1 of the North Hertfordshire Local Plan 2011 - 2031.

Signed  Shaun Greaves Determining Officer Date: 20 June 2025	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF