

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/00857/LBC	Erection of boundary wall and railings to replace the existing painted timber fence and internal alterations to second floor.	4 Dower House Hitchin Road Preston Hitchin Hertfordshire SG4 7TZ

Submitted Plan Nos

3924 01B 3924 02 3924 03A

1.0 Policies

2.0 **Site History**

2.1 None relevant. See history for full details.

3.0 **Representations**

3.1 Site Notice Adjoining occupiers: No representations received

3.2 Conservation officer: No objections raised. No conditions

3.3 Preston Parish Council: No response

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 Terraced property forming a group of dwellings converted from the Old Dower House. Grade II listed. Located in the Green Belt outside of the village of Preston. Located within the Preston Conservation Area.

4.2 **Proposal**

4.2.1 Erection of boundary wall and railings to replace the existing painted timber fence and internal alterations to second floor.

4.3 **Key Issues**

4.3.1 **Design and Appearance**

4.3.2 The proposed wall would be constructed in traditional materials with a good quality facing brick with black painted iron railings. The wall would match the height of the adjacent wall to the north. The brickwork would be similar in appearance to the house and would be constructed with an English Bond design. The works are appropriate in scale and design and would not be harmful to the character and appearance of the area. The internal alterations would not result in any loss of historic fabric and would not alter the external appearance of the dwelling.

4.3.3 **Impact on heritage assets**

4.3.4 The main assets affected are the Grade II listed building and the Preston Conservation Area. The proposals would enhance the appearance of the listed dwelling removing an inappropriate picket fence with a wall that is more in keeping with the surrounding built form and boundary treatments. The development is small scale confined to this small

group of dwellings – it would have no material impact on the wider setting of the Conservation Area. The application is supported by the Council’s Conservation Officer who states the following:

The proposed erection of a boundary wall and railings is considered acceptable given then character of the conservation area which has a strong “Arts and Crafts” inspired development. The materials and method of construction as stated in the drawings will not have a detrimental impact on the setting of the listed building nor the character and appearance of the conservation area.

The internal alterations are supported as this would not see the loss of historic fabric or floorplan and would be reversible.

It is considered that the proposal will not cause harm to the designated heritage assets.

4.4 **Conclusion**

4.4.1 Acceptable in terms of its impact on the listed building.

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.

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.

Signed  Shaun Greaves Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 28 May 2025	