

DELEGATED FILE NOTE

CASE OFFICER: ...Henry Thomas.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
24/02215/FP	Removal and replacement of windows and dormer structures to front elevation (south), removal and replacement of double opening emergency exit door set to side elevation (east) and creation of concrete pad to form level-threshold access point forward of emergency exit.	St Marys Church Hall Church Street Baldock Hertfordshire SG7 5AE

Submitted Plan Nos

1/001 2/001 3/001 4/001 24BAK200

1.0 Policies

SP1	Sustainable development in North Herts
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D1	Sustainable design
D3	Protecting living conditions
HE1	Designated heritage assets
T1	Assessment of transport matters
SECN12	Achieving well-designed places
SECN14	Meeting climate change,coastal,flooding
SECN16	Conserve + enhance historic environment

2.0 **Relevant Site History**

2.1 **12/02460/1** - Single storey front extension to provide disabled toilet (As amended by drawing received 19/12/12).

Conditional Permission.

2.2 **81/01668/1** – Erection of detached building for use as Church Hall and for organisations associated with Church activities.

Refused.

2.3 **87/01300/1LB** - Demolition of part of wall and erection of entrance gates and brick piers to Church Street

Refused.

3.0 **Representations**

3.1 **Site Notice and Neighbour Notification** – None received.

3.2 **Conservation Officer** – No objection.

3.3 **Baldock, Bygrave and Clothall Neighbourhood Planning Group – None received.**

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The site consists of St Mary the Virgin church on the north side of Hitchin Street in Baldock. The site consist of the Grade I listed Church building and the Church hall to the north. The Church Hall is within the curtilage of the Listed Building The site is set back from the highway and has a typical churchyard consisting of grassland and gravestones. The site has pedestrian links onto Church Street, Sun Street, Hitchin Street and The Gardens. There are a number of trees around the periphery of the site. The site is located within the Baldock Town Centre Area and the Baldock Conservation Area.

4.1.2 The statutory listing for the church is as follows:

C13 east end of chancel, C14 west end. C14 nave, aisles, north and south chapels, west tower and 2 storey south porch with C15 turret. C15 windows and nave clerestorey. North porch added 1836. C19 spire. C13 double piscina in chancel, south chapel C14 piscina and double sedilia. C15 north chapel brasses and restored screen to chapels and chancel. Octagonal C13 font. Fine C18 and C19 marble wall tablets including Caldecott memorial with carved figures, 1846 by E H Baily. North aisle window 1881 by C E Kempe. RCHM pp 44-45; VCH PP 69-71. [The Church of Saint {Mary.} Churchyard Wall of Saint {Mary's} and {Yos} {I} to] 13 (odd) form a group.

4.2 **Proposal**

4.2.1 Removal and replacement of windows and dormer structures to front elevation (south), removal and replacement of double opening emergency exit door set to side elevation (east) and creation of concrete pad to form level-threshold access point forward of emergency exit.

4.3 **Key Issues**

- The acceptability of the design of the proposed development and its resultant impact on the character and appearance of the locality.
- The impact that the proposed development would have on the living conditions of neighbouring occupiers.
- The impact that the proposed development would have on car parking provision in the area.
- The impact that the proposed development would have on designated heritage assets
- The impact that the development would have on the environment.

Design, Appearance and Heritage Impact:

4.3.1 The objectives of the National Planning Policy Framework (NPPF) include those seeking to secure the creation of high quality, beautiful and sustainable buildings, and places (Section 12 – Achieving well-designed places). Paragraph 126 of the NPPF

states that “*Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable communities*”. In this regard, Policy D1 of the North Hertfordshire Local Plan are consistent with the objectives set out within the NPPF.

- 4.3.2 The proposed works seek to replace the existing dormer windows and the existing side emergency exit door and install a new concrete pad to facilitate usage of the emergency exit.
- 4.3.3 The proposed works are sympathetic in design to the existing and therefore would not materially affect the character and appearance of the building. The Conservation Officer considered that the proposal would neither harm the listed building’s special character or harm the special character of the Baldock Conservation Area, therefore satisfies the provisions of Sections 66(1) and 72(1) of the Planning (LB & CA) Act 1990 and will accord with Section 16 of the Framework and Policy HE1 of the North Hertfordshire Local Plan 2011 – 2031.
- 4.3.4 This is considered in line with Section 12 of the National Planning Policy Framework and Policies D1, D3 and HE1 of the Local Plan.

Impact on Neighbouring Occupiers:

- 4.3.5 The objectives of the NPPF seek to ensure that developments secure a high standard of amenity for existing and future occupiers (Section 12 – Achieving well-designed places). This principle is reflected in the provisions set out in Policy D3 of the North Herts Local Plan.
- 4.3.6 Policy D3 of the North Hertfordshire Local Plan sets out that planning permission will be granted for developments proposals which do not cause unacceptable harm to living conditions.
- 4.3.7 The proposed development would be sited away from the neighbouring properties. The front dormers would face towards the church and would replace windows in the existing position. Therefore no new vantage points are being created. The works facilitate the continual use of the building. Therefore, no additional impacts are expected to be created from the usage of the proposed development.

Highways and Parking:

- 4.3.8 Policy T1 of the North Hertfordshire Local Plan states that “*planning permission will be granted provided that... development would not lead to highway safety problems or cause unacceptable impacts upon the highway network*”.
- 4.3.9 The proposed development seeks to maintain the building under its current usage. As such, no harm to highways and parking is considered.

Biodiversity Net Gain

- 4.3.10 The proposed development is considered ‘de minimis’ and would not exceed the threshold of 25 sqm of on-site habitat, or and/ less than 5 meters of linear habitats. This application is therefore exempt from BNG legislation defined under article 2(1) of the

Town and Country Planning (Development Management Procedure) (England) Order 2015.

4.4 **Conclusion**

- 4.4.1 The proposed development is considered acceptable and in accordance with Policies SP1, D1, D3, HE1 and T1 of the NHLP 2011-2031 and Sections 2, 12, 14 and 16 of the NPPF 2024.

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.

Biodiversity Net Gain

This development is not subject to the statutory Biodiversity Gain Plan condition because it is considered exempt under the statutory exemptions (<https://www.gov.uk/guidance/biodiversity-net-gain-exempt-developments>) or transitional arrangements in respect of the biodiversity gain condition.

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: 4 February 2025	