

DELEGATED FILE NOTE

CASE OFFICER: ...Mark Simmons.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/01599/LBC	Installation of front elevation first floor windows 1-4, joinery details to match windows 5-7 granted and carried out under ref: 25/00173/LBC granted on 16.04.25.	Coach Yard 2 Hitchin Street Baldock Hertfordshire SG7 6AE

Submitted Plan Nos

04/LW/25 01/LW/25 02/LW/25 03/LW/25

1.0 Policies

HE1 Designated heritage assets

SECN16 Conserve + enhance historic environment

2.0 **Site History**

2.1 Please see file as the planning history is extensive. Having said that, attention is drawn to the following:

25/00173/LBC - Retention of replacement windows to first floor of front elevation and ground floor of side elevation.

SPL 14.04.2025

3.0 **Policies**

3.1 Policy HE1 of the North Hertfordshire Local Plan 2011 – 2031 is relevant as are the following paragraphs of Section 16 of the National Planning Policy Framework (Dec 2024):

- ☐ **135 c)** (*sympathetic to local character and history, including the surrounding built environment*),
- ☐ **207** (*local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting*)
- ☐ **210** (*desirability of new development making a positive contribution to local character and distinctiveness*),
- ☐ **212** (*great weight should be given to the asset's conservation*),
- ☐ **213** (*clear and convincing justification*), and
- ☐ **215** (*harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use*).

4.0 **Representations**

4.1 **Baldock, Bygrave and Clothall Neighbourhood Planning Group** – No comments received.

Press and site notices – No comments received.

5.0 **Planning Considerations**

5.1 **Site & Surroundings**

5.1.1 The Old George and Dragon Hotel, 2 Hitchin Street, Baldock is grade II listed and is located in the Baldock Conservation Area. The building and the area are Designated

Heritage Assets for the purpose of applying the aims of Section 16 of the NPPF. The list entry reads as follows:

Early C19 front of red brick with slightly projecting 5 storey centre, 2 storey wings. Hipped tiled roof. 1:3:1 sash windows with glazing bars in reveals under flat arches, ground floor arched panels to 3 central windows, Dummy window in centre of each floor. Roof parapets, brick modillion cornice above 2nd floor. Modern wing on left.

Nos 2 to 16 (even) form a group.

The stated 'modern wing on left' in the listing description, is the part of the building to which this application relates, and which is now Flats 1-6 Coach Yard.

5.1.2 In an email that I issued to the current agent under ref: 22/01854/LBC, I wrote:

As you are aware, the left-hand wing contains the inglenook and the wing further to the left is modern and in my opinion, not considered to possess significance. The building's significance is based on its early C19 frontage of a possibly earlier building (although not much by way of evidence to support this), its central location (arguable a landmark building) and particularly as a neighbour to the Parish Church, its well-established use as an 'inn' within the town and there is also anecdotal evidence to suggest this inn was a place that Samuel Pepys twice visited.

5.1.3 Notwithstanding the slightly dismissive tone of my comment underlined, the furthest left-hand wing as viewed from Hitchin Street reads as part of the listed building and is considered as such. There is a rather confusing picture with respect to window alterations to this later wing but following the chronology of Google Maps imagery does help to illustrate those changes. The following table highlight three aspects of window design including type of casements, glazing bar profile and whether trickle vents are present or not and the coding is provided below.

Google Maps Images	W1	W2	W3	W4	W5	W6	W7
June 2009	FLCA SGB TV	FLCA SGB TV	FLCA SGB TV	FLCA SGB TV	FLCA SGB TV	FLCA SGB TV	FLCA SGB TV
Nov 2009	FLCA ABGB TV	FLCA ABGB TV	FLCA ABGB TV	FLCA ABGB TV	FLCA ABGB TV	FLCA SGB TV	FLCA ABGB TV
Sep 2014	FLCA SGB TV	FLCA SGB TV	FLCA SGB TV	FLCA SGB TV	FLCA SGB TV	FLCA SGB TV	FLCA SGB TV
July 2016	FLCA SGB TV	FLCA SGB TV	FLCA SGB TV	FLCA SGB TV	FLCA SGB TV	FLCA SGB TV	FLCA SGB TV
June 2017	FLCA ABGB TV	FLCA ABGB TV	FLCA ABGB TV	FLCA ABGB TV	FLCA SGB TV	FLCA SGB TV	FLCA SGB TV
May 2021	FLCA ABGB TV	FLCA ABGB TV	FLCA ABGB TV	FLCA ABGB TV	FLCA SGB TV	FLCA SGB TV	FLCA SGB TV
Nov 2021	FLCA ABGB TV	FLCA ABGB TV	FLCA ABGB TV	FLCA ABGB TV	FLCA SGB TV	FLCA SGB TV	FLCA SGB TV
Aug 2024	FLCA ABGB TV	FLCA ABGB TV	FLCA ABGB TV	FLCA ABGB TV	FLCA SGB	FLCA SGB	FLCA SGB

FLCA = Flush casements, SGB = Slender glazing bars, ABGB = All bar glazing bars,
TV = Trickle vents

5.2 Proposal

- 5.2.1 The proposal is described as ***'Installation of front elevation first floor windows 1-4, joinery details to match windows 5-7 granted and carried out under ref: 25/00173/LBC granted on 16.04.25'.***

5.3 Key Issues

- 5.3.1 The key issue is to consider the proposal in terms of the impact upon the special character of this grade II listed building and upon the character and appearance of the Baldock Conservation Area.
- 5.3.2 Over the last decade there is evidence of windows having 'all bar' glazing bars but there are no consents indicating that these received listed building consent. Application ref: 25/00173/LBC sought to regularise the situation for 7no. windows at first floor on the front elevation and two ground floor side windows which have, according to that application, been installed over the last 4 years. As noted at 5.1.3, windows 1-4 (incl.) on the front elevation are flush casement types with 'all bar' glazing bars and trickle vents whilst windows 5-7 (incl.) are flush casement types with slender glazing bars and no trickle vents. The contrast between both window types is quite significant. Windows 5 – 7 are considered far better detailed when compared with windows 1 – 4. No objection was raised regarding the ground floor side windows.
- 5.3.3 As noted above, application ref: 25/00173/LBC was determined as a Split Decision as follows:

That Listed Building Consent be **GRANTED** for **Development A** - Retain windows numbered 5, 6 and 7 at first floor on the front elevation and 2no. ground floor windows on the side elevation.

That Listed Building Consent be **REFUSED** for **Development B** - Retain windows 1-4 (incl.) at first floor on the front elevation.

Reason for Refusal

Great weight has been given to this building's conservation (para 212, NPPF). The Old George and Dragon Hotel, 2 Hitchin Street, Baldock is a grade II listed building located in the Baldock Conservation Area. The building is described as having an early C19 front of red brick with slightly projecting 5 storey centre, 2 storey wings and with a modern wing to left and the building forms a group with nos. 2 to 16 (even) Hitchin Street. The modern wing is the part of the building affected and which is now Flats 1-6 Coach Yard. Although the pane subdivision (6-pane), method of opening (side-hung casements), material (timber) and external finish (white-painted) are all acceptable, by reason of the glazing bar profile/section, windows 1 -4 (incl.) at first floor on the front elevation harm both the listed building's special character and the appearance of the Baldock Conservation Area. Windows 1 - 4 (incl.) fail to satisfy the provisions of Sections 16(2) & 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, the aims of Section 16 of the NPPF and the aims of Policy HE1 of the North Hertfordshire Local Plan 2011-2031. The extent of harm is considered low on the less than substantial harm continuum. There are no public benefits to outweigh the degree of harm identified and the building also has an optimum viable use.

- 5.3.4 This proposal seeks to address Development B pursuant to appn ref: 25/00173/LBC and the submitted Design and Access Statement states under the sub-heading 'APPEARANCE' the following:

The side hung casement windows will alter the window appearance to accord with approved windows 5 & 7.

The timber dividing beads will be the same section profile as windows 5 & 7.

The new casements & glazing will match the existing in appearance, with the street scene reflecting the conservation area requirements.

By doing all the above the proposed design will not affect the character of the existing building, but add to it.

5.4 **Conclusion**

- 5.4.1 I conclude that the proposed works would not harm the listed building's special character or harm the appearance of the Baldock Conservation Area, thereby, satisfying the provisions of Sections 16(2) and 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, the aims of Section 16 of the NPPF and the aims of Policy HE1 of the North Hertfordshire Local Plan 2011 - 2031.

5.5 **Alternative Options**

- 5.5.1 Non-applicable.

5.6 **Pre-Commencement Conditions**

- 5.6.1 Non-applicable.

6.0 **Recommendation**

6.1 That Listed Building Consent be **GRANTED** subject to the following condition:

1. The unauthorised windows 1 - 4 at first floor on the front elevation shall be removed and replaced with window joinery to match windows 5 and 7 at first floor and in accordance with Section B-B on approved drawing no. 02/LW/25 within 6 months of the date of this decision notice.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the grade II listed building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Policy HE1 of the Local Plan and to ensure the development is carried out in accordance with details which form the basis of this grant of listed building consent and to address previously unauthorised works.

Signed  Anne McDonald	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 6 August 2025	