

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/01617/LBC	Insertion of two windows to first floor side elevation.	6 Coach Yard 2 Hitchin Street Baldock Hertfordshire SG7 6AE

Submitted Plan Nos

Location Plan FC-B-24- Rev B FC-B-24- Rev B FC-B-24- Rev B FC-B-24- Rev B Window Spec FC-B-24
PL01 PL02 PL03 PL04

HE1 Designated heritage assets

SECN16 Conserve + enhance historic environment

2.0 **Relevant Site History**

2.1 **25/01616/FP** - Insertion of two windows to first floor side elevation.
Concurrent application.

3.0 **Representations**

3.1 **Press, Site and Neighbour Notifications** – One received:

*“As director of the management committee I would like to see the specifications of the proposed windows. We need to know that the materials to be used are of high quality and will be built to last in accordance with the lease of this property.
By adding additional windows to the building there are implications for the management company who are responsible for the cleaning and maintenance of the exterior of the building. There will also be ongoing cost implications to all the owners of the 6 flats in Coach Yard who will have to ensure that there are funds to cover this.”*

3.2 **NHC Conservation Officer** –

*There is **NO OBJECTION**. The scheme will satisfy the provisions of Sections 16(2) (LBC) and /or 66(1) (FP/FPH) and/or 72(1) (both) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and the aims of Section 16 of the NPPF and Policy HE1 of the North Hertfordshire Local Plan 2011-2031.*

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

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The site is a block of flats on the north side of Hitchin Street within the Baldock Town Centre. The building is attached to The Old George and Dragon Hotel and is Grade II listed. The site is within the Baldock Conservation Area. The listing reads:

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.

4.2 **Proposal**

4.2.1 Insertion of two windows to first floor side elevation.

4.2.2 Timber windows, painted in jet black.

4.3 **Key Issues**

4.3.1 The key issues for consideration is the impact that the proposed development would have on the special character, setting and significance of the listed building.

4.3.2 Comments were received from the Conservation Officer. These comments advised that the proposal is considered acceptable as amended. The conclusion of these comments was a No Objection.

4.3.3 There have not therefore been any objections raised by the Council's Conservation Officer, which is given significant weight. The impacts of the proposal on the character and appearance of the building and its significance as a designated heritage asset are considered acceptable. There will be no detrimental impact on the character of the conservation due to its location, design and materials.

Other notes

4.3.4 With regard to the objection received, these have been considered under the concurrent application: 25/01616/FP.

4.4 **Conclusion**

4.4.1 It is considered that the proposal will not occasion harm to the listed building's special character, therefore, satisfies the provisions of Section 16(2) 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.

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 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  Anne McDonald	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 8 September 2025	