

NORTH HERTFORDSHIRE DISTRICT COUNCIL

Planning (Listed Buildings and Conservation Areas) Act 1990

DECISION NOTICE

Correspondence Address:

Andrew Rayner
93A Ampthill Road
Shefford
Bedfordshire
SG175AZ
GB

Applicant:

Trustees of Baldock Baptist Church

Application:

26/01612/LBC

Proposal:

Internal re-modelling and refurbishment including demolition of 1980s insertions, installation of a first floor throughout the building, installation of stairs and platform lift to first floor, installation of W.C., provision of external fire escape stair and fire exit to the rear of the building, alterations to existing fenestration including secondary glazing, and installation of no.8 rooflights to the slated roof. Removal of yew tree to front elevation and installation of sign board to front elevation.

Location:

Methodist Church , Whitehorse Street, Baldock, Hertfordshire, SG7 6QB

Approved Plan Nos:

MP-BMC-XX-DR-A-001_PL1
MP-BMC-XX-DR-A-002_PL1
MP-BMC-XX-DR-A-003_PL1
MP-BMC-XX-DR-A-004_PL1
MP-BMC-XX-DR-A-005_PL1
MP-BMC-00-DR-A-006_PL1
MP-BMC-01-DR-A-007_PL1
MP-BMC-ZZ-DR-A-008_PL1
MP-BMC-ZZ-DR-A-009_PL1
MP-BMC-ZZ-DR-A-010_PL1
MP-BMC-XX-DR-A-011_PL1
MP-BMC-00-DR-A-012_PL1

MP-BMC-01-DR-A-013_PL1
MP-BMC-ZZ-DR-A-014_PL1
MP-BMC-ZZ-DR-A-015_PL1
MP-BMC-ZZ-DR-A-016_PL1
MP-BMC-XX-DR-A-021_PL1
MP-BMC-XX-DR-A-022_PL1
MP-BMC-00-DR-A-023_PL1
MP-BMC-00-DR-A-024_PL1
MP-BMC-01-DR-A-025_PL1
MP-BMC-01-DR-A-026_PL1
MP-BMC-ZZ-DR-A-027_PL1
MP-BMC-ZZ-DR-A-029_PL1
MP-BMC-ZZ-DR-A-030_PL1
MP-BMC-ZZ-DR-A-028_PL1
MP-BMC-RP-DR-A-035_PL1
MP-BMC-RC-DR-A-041_PL1
MP-BMC-00-DR-A-050_PL1
MP-BMC-XX-DR-A-020_PL1

PARTICULARS OF DECISION

In pursuance of its powers under the above Act and the associated Orders and Regulations, the Council hereby **GRANT LISTED BUILDING CONSENT** to the works described above and proposed by you in your application received with sufficient particulars on 16 July 2026.

The consent is 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. Prior to the commencement of the works hereby approved, details of the new fire escape double doors shall be submitted to the Local Planning Authority for approval. If acceptable, the Local Planning Authority shall confirm in writing, thereafter, the fire escape doors shall be installed in accordance with the approved details.

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 North Hertfordshire Local Plan 2011-2031.

3. Prior to the commencement of the works hereby approved, Details of the roof lights shall be submitted to the Local Planning Authority for approval. If acceptable, the Local Planning Authority shall confirm in writing, thereafter, the roof lights shall be installed in accordance with the approved details.

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 North Hertfordshire Local Plan 2011-2031.

4. Prior to the commencement of the works hereby permitted, details (including colour) of all new external louvres shall be submitted to the Local Planning Authority for approval. If acceptable, the Local Planning Authority shall confirm in writing, thereafter, the louvres shall be installed in accordance with the approved details.

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 North Hertfordshire Local Plan 2011-2031.

5. The metal entrance gates and associated railings shall be retained in-situ and refurbished as noted on approved drawing no. MP-BMC-XX-DR-A-022 Rev PL1 unless otherwise agreed and approved in writing by the Local Planning Authority.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest of these curtilage-listed items and by doing so protecting the significance of the principal heritage asset under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Policy HE1 of the North Hertfordshire Local Plan 2011-2031.

Signed:



Shaun Greaves
Development and Conservation Manager

Development Management
North Hertfordshire District Council
Council Offices
Gernon Road
Letchworth
Herts
SG6 3JF

Date: 13 October 2026

The Council's Privacy Notice is available on our website: <https://www.north-herts.gov.uk/home/council-data-and-performance/data-protection/information-management-gdpr>

NOTES

- 1 **Failure to satisfy conditions may invalidate this permission and/or result in enforcement action. Particular attention should be paid to the requirements of any condition in bold.**
- 2 Circular 04/2008 (Planning Related Fees) states that where an application is made under Article 21 of the Town and Country Planning (General Development Procedure) Order 1995, a fee will be payable for any consent, agreement or approval required by condition or limitation attached to the grant of planning permission.
- 3 No fee is payable for any consent, agreement or approval required by condition or limitation attached to the grant of a Listed Building Consent. The request can be informal through the submission of a letter or plans, or formal through the completion of an application form and the submission of plans. Any number of conditions may be included on a single request. The form is available on the Council's website:
www.north-herts.gov.uk/home/planning/planning-applications/submit-planning-application
- 4 If you are aggrieved by this decision, you may appeal to The Planning Inspectorate, , within 6 months of this decision or, in exceptional circumstances, such longer period as the Secretary of State may agree.

Appeals can be made online at: <https://www.gov.uk/planning-inspectorate>.

If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

- 5 The District Council and County Highway Authority wish to ensure that, in the implementation of the development, hereby approved, the highway verge adjacent to the property is not damaged or does not become unsightly due to the stationing of skips, parking of vehicles, storing of building materials etc thereon. Your attention is, therefore, drawn to the provisions of Section 131 of the Highways Act 1980 and to the Hertfordshire County Council Bylaws 1955 (specifically relating to grass margins and verges in Letchworth) by virtue of which such actions, unless authorised by the prior grant of a licence, constitute a prosecutable offence. Persons responsible for undertaking the development and any associated works are, therefore, strongly encouraged to take appropriate steps to ensure that no breach of the said legislation occurs during the course of such activities. In the event of any damage being caused it will be expected that suitable reinstatement is undertaken upon completion of the development. Failure to do so could also result in legal action being pursued. To obtain information regarding the issue of licences, contact the Hertfordshire Highways, Northern Area Office, Antelope House, Gates Way, Stevenage, SG1 3HL or telephone 01438 757800.