

CONSERVATION TEAM CONSULTATION APPLICATION RESPONSE

APPLICATION REF:	26/00103/FPH
CASE OFFICER:	VW
APPLICATION SITE:	The Lodge Bungalow, 56 High Street, Baldock Hertfordshire SG7 6BL
DESCRIPTION OF WORKS:	Single storey rear and side extension, formation of parking and vehicular access to the highway and boundary treatments, following demolition of existing rear and side extensions.

RECOMMENDATION:

Paragraph 212 of the NPPF requires that “... *great weight should be given to the asset's conservation....*”. I conclude that the proposal satisfies the provisions of Sections 66(1) and 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and will also satisfy the aims of Section 16 of the NPPF and Policy HE1 of the North Hertfordshire Local Plan 2011 – 2031. Consequently, I raise **NO OBJECTION**.

SHORT SUMMARY:

Impact on the setting of listed buildings and the character & appearance of the Baldock Conservation Area (BCA).

The proposal will have a small impact upon the building's form and appearance.

Harm, preserve or enhance.

The proposed extension and external alterations will have a mildly erosive impact on the character of this Building of Local Importance and upon the appearance of the BCA.

SITE CONTEXT:

No.56 High Street is entry no.8 on the Register of Buildings of Local Importance in Baldock (17th June 2003) – see below.

8. The Lodge, 56 High Street.

The Lodge is situated at the entrance of what was the drive of Elmswood Manor. Elmswood Manor was destroyed by fire in 1916. The lodge and the adjoining remains of the kitchen garden wall as well as the scattering of trees in this area provide information regarding the history and layout of the house and parkland, which covered a large area to the Southwest side of the town. The lodge is constructed in brick that has been painted white with a shallow Welsh Slate hipped roof, with over hanging eaves and brackets. The front elevation has a simple canted bay with narrow semi-circular arched sash windows.

Reasons for Inclusion:

- *Local architectural interest: Special architectural design and important local building type.*
- *Local historic interest: Important to the local history and development of Baldock.*
- *Makes a particularly valuable contribution to the architectural, historic, and visual quality of the Conservation Area.*

I suggest that there are Italianate influences here in the design. The building is located within the Baldock Conservation Area therefore this is a non-designated heritage asset located within a Designated Heritage Asset for the purpose of applying the aims of Section of the NPPF and Policy HE1 of the North Hertfordshire Local Plan 2011-2031.



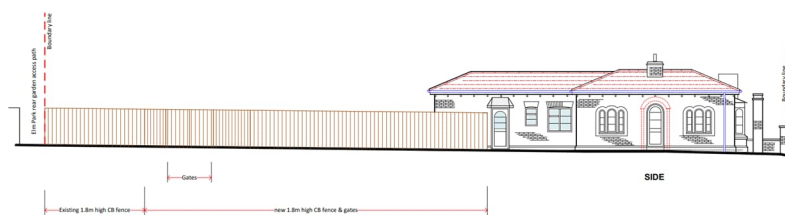
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The Elms (Elmswood Manor) was replaced by an Art Deco film processing factory (Kosmos) in the 1920s, which became the Kayser Bondor ladies' stocking factory (producing parachutes in WWII), and was converted into the Tesco supermarket in the late 1980s. This dominant and imposing building within the town is also a BLI and was one of the first industrial buildings within this area. Although modest in scale, no. 56 High Street contributes positively to the character and appearance of the BCA.



DETAILED ANALYSIS AND CONSIDERATIONS:

I previously commented under ref: 25/02789/PREH and whilst suggestions made during that process have not been fully adhered to, the scheme is still considered acceptable in principle in heritage terms. There is, however, a discrepancy between the front elevation of the Proposed Road Elevation below and the Proposed Front Elevation.



I previously indicated that in my view, having two windows of unequal size to the right of what would be the new door entrance would respond positively to the host building. This is what is shown on the Proposed Road Elevation, but this is changed in the Proposed Front Elevation. There is a case to suggest that slightly narrowing both windows might be an improvement (Bedroom 1 is already served by a three-light window whilst the Utility Room is also served by a window at the rear. However, this design suggestion is not required to make the scheme acceptable.



At pre-app I said that the elevation above called 'SIDE' could be considered the 'FRONT' and is the most significant elevation. The most significant issue I have with this elevation is not the length or roof form of the extension, but the treatment of the entrance. The porch canopy and what appears to be a three-panel door surmounted by a semi-circular fanlight conveys a historical entrance to the property which would be lost in this proposal. Eroding this legibility and purpose of the front door position would have a small yet deleterious impact on the building and the BCA and I sought the retention of this doorway and canopy. Although the canopy is shown to be removed, it would appear that the elevation is still showing a three-panel door in position even though dry-lined behind?



My other observations are that the living room area is perhaps not commensurate with a 3-bedroom dwellinghouse and although there is a Utility Room there is no other defined storage space which, if provided, would further impact upon useable space. I query as to whether this could be achieved by perhaps providing a small storage space at the end of the corridor and essentially taking half of the Bed 2's wardrobe space? Maybe used as a linen/airing cupboard type space.

Finally, the application form refers to 'white timber look' doors and casements implying that they may not be timber. I advise that a window condition is imposed.

Suggested conditions

- The existing entrance door and semi-circular fanlight shall remain in-situ unless otherwise agreed and approved in writing by the Local Planning Authority.

Reason: To ensure that special regard is paid to preserving the appearance of the Baldock Conservation Area under Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Policy HE1 of the North Hertfordshire Local Plan 2011 – 2031.

- Full section details of the new windows including 1:1 scale detail of glazing system and glazing bar profile shall be submitted to and approved in writing by the Local Planning Authority prior to the manufacture of the new windows. Thereafter the new windows shall be installed in accordance with the approved details.

Reason: To ensure that special regard is paid to preserving the appearance of the Baldock Conservation Area under Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Policy HE1 of the North Hertfordshire Local Plan 2011 – 2031.

HERITAGE POLICY ASSESSMENT:

Planning (Listed Building and Conservation Areas) Act 1990:
Section 72(1)

North Hertfordshire Local Plan 2011-2031:
Policy HE1

NPPF (December 2024):
The following paragraphs are relevant:

- **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*).

CONCLUSION:
I find this proposal **UNOBJECTIONABLE**.

OFFICER: Mark Simmons

DATE: 15/04/2026