DELEGATED FILE NOTE

CASE OFFICER: …Kate Poyser……

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
18/00698/LBC	Installation of 1additional external a/c condenser unit located at the rear of the property	22 High Street Hitchin Hertfordshire SG5 1AT

Submitted Plan Nos
3042/C239701/190 3042/C239701/120

1.0 Policies

SECN16	Conserve + enhance historic environment
XHE1	Designated Heritage Assets

2.0 **Site History**

2.1 15/02558/1 permission granted for minor alterations to shopfront and installation of one external condenser unit. Internal alterations.

2.2 Please see file for other history.

3.0 **Representations**

3.1 Conservation Officer – raises no objections to the proposal.

3.2 Local residents/site notice – no comments received.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 22 High Street is a grade II listed building, located within Hitchin Conservation Area and the town centre.

4.2 **Proposal**

4.2.1 The proposal is to install a second air conditioning unit to the rear of the property,

4.3 **Key Issues**

4.3.1 The key planning considerations relate to the effect of the proposal on the special character of the listed building.

4.3.2 The Conservation Officer has been consulted. It is felt that the additional external a/c condenser unit would not harm the building's special character.

4.4 **Conclusion**

4.4.1 There are no objections to raise on the basis that the proposal would satisfy Section 66 and 72 of the Planning (Listed Buildings and conservation Areas) Act 1990 and supports the aims of Section 16 of the NPPF and Policy HE1 of the North Hertfordshire Local Plan 2011 -2031 (Proposed Submission).

5.0 **Recommendation**

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  Tom Rea Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 21 August 2018	