DELEGATED FILE NOTE

CASE OFFICER: ...Heather Lai.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
18/01410/LBC	Internal and external alterations to facilitate the change of use.	8 Market Place Hitchin Hertfordshire SG5 1DR

Submitted Plan Nos

001 010 011 012 013 060 061 062 021 Rev. A 022 Rev. A 023 064 image received 18/7/18 marked up image received 18/7/18 Helios technical data received 18/7/18

1.0 Policies

1.1. **North Hertfordshire District Council Local Plan No. 2 with alterations**
Policy 42: Shopping
Policy 43: Shopping Areas in Town Centres

1.2. **National Planning Policy Framework (revised July 2018)**
Section 7: Ensuring the vitality of town centres
Section 12: Achieving well-designed places
Section 16: Conserving and enhancing the historic environment

1.3. **Emerging Local Plan 2011-2031 (Approved by Full Council 11th April 2017)**
SP3: Employment
SP4: Town and Local Centres
SP9: Design and Sustainability
SP13: Historic Environment
ETC1: Appropriate uses in employment areas
ETC3: New retail, leisure and other main town centre development
ETC4: Primary shopping frontage
D1: Sustainable design
D3: Protected living conditions
HE1: Designated heritage assets

2. Site History
No relevant site history.

3. Representations
Historic England: No response received at the time of writing the report.

Design and Conservation Officer: No objection subject to relevant conditions.

4. Listed Building Considerations

4.1. **Site and Surroundings**
Nos.8-12 Market Place are, together, grade II* listed and are located within the Hitchin Conservation Area. Both the area and the buildings are Designated Heritage Assets for the purpose of applying the aims of Section 16 of the NPPF. The list entry reads as follows:

"C15. The West range of a building which surrounded all four sides of a courtyard; this range alone survives in its original form, although some necessary alterations were made to suit it to its present use as a shop. Part of the Eastern side, re-built In C17, survived also; but the rest has vanished. This range is of timber construction in 2 storeys, below steep tiled roofs with a central cross-gable over-hanging the original gateway (now glazed over as part of the shop) on broad beam ends. The skeleton timber construction has been carefully preserved through most of the Interior, and can be well seen in the facade of the gateway with plaster in-filling. Ground floor is adapted as a shop-front without undue violation of the general appearance of the building; upper floor 7 windows of which the northern five are leaded casements, the southern 2 late C18 or early C19 sashes. 2 gabled dormers. Front recently curtailed on right, demolishing much of No 12. RCHM page 122; VCH page 4. All listed buildings in Market Place form a group."

The Design and Access/Heritage Statement submitted with this application is well-detailed and the condition of the building is noted at Section 4.0 thereof.

4.2. **Proposal**
Internal and external alterations to facilitate the change of use from Retail (class A1) to Cafe/restaurant (class A3). These works include the installation of a new extraction system, and air conditioning unit to the roof/rear of the property; internal alterations including to create a wide-access toilet at ground floor and associated screening and internal alterations to install a dumb waiter between ground and first floors. Painting of internal beams is also proposed. An associated planning application (18/01409/FP) has also been submitted.

4.3. **Key Issues**

With respect to the proposed works, it is noted that a new extraction system would be installed to the rear of the property within an area utilised by other premises for similar systems and will not be visible from the street level from the Market Square or adjacent pedestrian areas. A new AC cassette unit is proposed to the rear of the property and two potential locations have been specified for this. Preference is for Option 1 - wall mounted to the rear wall facing the yard and a condition has been recommended regarding this.

No objection is raised to the proposed roof plant which will be mounted discreetly at the rear of the flat roof facing the courtyard area and the insertion of a tile vent as indicated in the photo provided with email dated 18 July 2018 is considered unobjectionable.

No objection is raised to the new WC including the full height display screen to conceal this facility; or the internal alterations at first floor, or to the dumb-waiter proposed between the ground and first floor which will not impact upon any historic fabric (floor joists are much later).

It is noted that the intention is to paint the internal beams by applying a Farrow and Ball Casein Distemper or similar which has a flat matt finish suited for timber work in traditional and historical properties, and which is also breathable. The proposal would be to lighten the beams to a light grey or off-white. Considering that some of the internal 'framing' is non-original and that the Casein Distemper of similar could be removed in the future, this would not harm the building's special interest.

4.4. **Conclusion**
The Conservation and Design Officer considers the proposals are acceptable in listed building terms. As such it is recommended listed building consent is granted.

5. <u>Recommendation</u>

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.

2. Details of the type and colour of the finish proposed to be applied to the internal framing shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of that part of the alterations hereby consented.

   Reason: To safeguard the special character of this grade II* listed building

Proactive Statement:

Planning permission has been granted for this proposal. Discussion with the applicant to seek an acceptable solution was not necessary in this instance. The Council has therefore acted proactively in line with the requirements of the Framework (paragraphs 186 and 187) and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015.

Signed  Simon Ellis Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 2 August 2018	