

DELEGATED FILE NOTE

CASE OFFICER: ...Thomas Howe.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
26/00399/LBC	Insertion of two ground floor rear windows and internal alterations to facilitate part change of use and conversion of ground floor bakery shop, retail unit and an ancillary office.	The George At Baldock Hitchin Street Baldock Hertfordshire SG7 6AE

Submitted Plan Nos

500 A TG 225-3 V1 CADS Item 1 Ref: W1 FC-B-24 Glazing Bars Rev B - 18mm Bar Proposed PL02 PL01
305-TG

1.0 Policies

2.0 **Site History**

- 2.1 24/00182/LBC - Part change of use and conversion of ground floor restaurant to four hotel rooms (C1 use) and one retail (E(a) use) and bar unit, to include insertion of two windows to rear elevation and internal alterations. – Conditional Consent
- 2.2 24/00181/FP - Part change of use and conversion of ground floor restaurant to four hotel rooms (C1 use) and one retail (E(a) use) and bar unit, to include insertion of two windows to rear elevation and internal alterations. – Conditional Permission
- 2.3 26/00398/FP - Part change of use and conversion of ground floor to bakery shop, retail unit and an ancillary office. Insertion of two ground floor rear windows. – Pending
- 2.4 Various other applications.

3.0 **Representations**

- 3.1 **Conservation Officer** - No Objection. Received information of joinery and materials and considers them to be acceptable.
- 3.2 **Neighbours** - N/A

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

- 4.1.1 The application site comprises The George at Baldock. A unit most recently in use as a public house. The list entry for The George reads as follows:

“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.

Nos 2 to 16 (even) form a group.”

4.2 **Proposal**

- 4.2.1 Listed Building Consent is sought for Insertion of two ground floor rear windows and internal alterations to facilitate part change of use and conversion of ground floor bakery shop, retail unit and an ancillary office.

4.3 **Key Issues**

- 4.3.1 The key issues for consideration are the impact the proposed stud wall would have on the character and appearance on the grade II listed building and the Baldock Conservation Area.
- 4.3.2 The Conservation officer advised no objection to the proposed development. The Conservation officer considers that the proposed works would not significantly detract or impact on the listed building to merit an objection. The Conservation officer raises no objections to the introduction of windows and partitions.
- 4.3.3 The impacts of the proposal on the character and appearance of the building and its significance as a designated heritage asset are considered acceptable.

4.4 **Conclusion**

- 4.4.1 The proposals are acceptable in listed building terms.

4.5 **Alternative Options**

- 4.5.1 None applicable.

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: 19 May 2026	