

DELEGATED FILE NOTE

CASE OFFICER: ...Melissa Tyler.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/00607/LBC	Repaint timber window frames and doors in dark red. Installation of fascia signage and hanging metal sign. Installation of CCTV and associated security equipment.	8 - 9 Bridge Street Hitchin Hertfordshire SG5 2DE

Submitted Plan Nos

Location Plan Scale drawing - existing site Scale drawing proposed site

1.0 Policies

HE1 Designated heritage assets

SECN16 Conserve + enhance historic environment

SP13 Historic environment

2.0 **Relevant Site History**

Advertisement Consent Application – 25/01040/AD

3.0 Representations

3.1 NHC Conservation Officer – No objection.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 Nos.8, 9 and 9A Bridge Street are together grade II listed and are a Designated Heritage Asset for the purpose of applying the aims of Section 16 of the NPPF. The building was added to the Statutory List of Buildings of Special Architectural or Historic Interest on 17 June 1974, and the list entry is at the following link:

<https://historicengland.org.uk/listing/the-list/list-entry/1102189?section=official-list-entry>

4.1.2 The host property is also within the Conservation Area.

4.2 **Proposal**

4.2.1 The application seeks the repainting of timber window frames and doors in dark red. Installation of fascia signage and hanging metal sign. Installation of CCTV and associated security equipment

4.3 **Key Issues**

4.3.1 The key issues for consideration is the impact that the proposed development would have on the special character, setting and significance of the listed building, and whether the proposal would preserve or enhance the character and appearance of the Hitchin Conservation Area.

4.4 **Design and Appearance and impact on heritage assets**

- 4.4.1 Whilst the existing colour scheme is subdued, and in my opinion sits well with the exposed framing and the carved corbels to south-west corner recessed porch, the proposed colour scheme is not considered overly strident, and the corbels would not be painted. The colour scheme could be altered at any time.
- 4.4.2 I have considered the other aspects of this scheme including the following and find no reason to conclude that there would be harm occasioned to this listed building.

- ☐ Window privacy frosting.
- ☐ Cut vinyl graphics and
- ☐ Hanging sign (3mm aluminium faced in sign vinyl background and white cut vinyl text).
- ☐ Installation of CCTV and associated security equipment.

4.5 **Conclusion**

- 4.5.1 The size, font type and colour of the proposed fascia sign, is of sufficient quality that it is considered that no harm will be occasioned to the listed building's special character. Therefore, I raise **NO OBJECTION** on the basis that the proposal will satisfy the provisions of Sections 16(2) and 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and the aims of Section 16 of the NPPF and Policy HE1 of the North Hertfordshire Local Plan 2011-2031.

4.6 **Alternative Options**

- 4.6.1 N/A

4.7 **Pre-Commencement Conditions**

- 4.7.1 N/A

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 Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 14 August 2025	