

DELEGATED FILE NOTE

CASE OFFICER: ...Tricia Craggs.....

**APPLICATION
REFERENCE**

**BRIEF DESCRIPTION OF
DEVELOPMENT**

APPLICATION SITE

26/01821/LBC

Repaint existing blue painted door in
colour Preference Red by Farrow & Ball.

72 Tilehouse Street
Hitchin
Hertfordshire
SG5 2DY

Submitted Plan Nos

Location plan

1.0 Policies

HE1

Designated heritage assets

SECN20

Conserving+enhancing natural environment

2.0 **Site History**

2.1 The most recent planning history the following is most relevant:

24/02425/LBC - Alterations to basement and access staircase. Replacement roof including rooflight above existing wc/utility room, refurbishment of rear dormer window, replacement of existing rear conservatory roof, replace cowl to chimney. Internal and external alterations (renewal of previously approved listed building consent 20/01232/LBC granted 26.11.2020)

20/01232/LBC - Alterations to basement and access staircase. Replacement roof including rooflight above existing utility room, refurbishment of rear dormer window, replacement of existing rear conservatory roof, replace cowl to chimney and internal alterations (amended by plans received 04/11/20)

3.0 **Policies**

3.1 Section 20: Conserving and enhancing the historic environment of the National Planning Policy Framework (August 2026). Relevant paragraph numbers at Section 20 are as follows: HE4, HE5 and HE 6.

Policy HE1 of the North Hertfordshire Local Plan 2011-2031.

4.0 **Representations**

4.1 **Press & site notices** – No comments received.

5.0 **Planning Considerations**

5.1 **Site and Surroundings**

5.1.1 72 Tilehouse Street is grade II listed and located within the Hitchin Conservation Area. The list entry for the house reads as follows:

1. 5255 TILEHOUSE STREET (North Side) Nos 71 to 75 (consec) TL 1829 SW 1/86 13.4.51. II GV

2. Mid C18 range of small 2 storey houses in chequered red and blue grey bricks. Steeply pitched tiled roof with light moulded wooden eaves. 5 sash windows in flush frames. Simple doors, mostly inserted later.

Nos 70 to 75 (consec), Nos 77, 78 and Nos 81 to 84 (consec) form a group.

Listing NGR: TL1819129042

5.2 **Proposal**

5.2.1 The application is described as:

Repaint existing blue painted door in colour Preference Red by Farrow & Ball.

5.3 **Key Issues**

- 5.3.1 The main issue is to consider the impact of the works on the special character of the listed building.
- 5.3.2 The existing door will be retained together with the door furniture.
- 5.3.3 The proposal seeks to change the colour of the door to red. There will be no loss of historic fabric of significance, and the proposed colour is considered to be appropriate for the building and the character of Hitchin Conservation Area (Character Area 2c) which has the following positive features:
- ☐ Domestic scale of most of the historic buildings, apart from around the Market Place.
 - ☐ Lively mixture of red or yellow brick, timber framing, red clay tiles and slate
 - ☐ The occasional use of clay tile hanging (no. 27 Tilehouse Street) or black painted weather boarding (nos. 90-92 Tilehouse Street).
 - ☐ Otherwise, much white painted traditional render, contrasting with the deep red brick and red handmade clay roof tiles.

Impact on the listed building and Hitchin Conservation Area

- 5.3.4 The proposal is considered to cause no harm to the listed building or to the character and appearance of the conservation area.

5.4 **Alternative Options**

- 5.4.1 None.

5.5 **Pre-Commencement Conditions**

- 5.5.1 None applicable.

5.6 **Conclusion**

- 5.6.1 It is considered that the proposal will not occasion harm to the listed building's special character or harm the character or appearance of the Hitchin Conservation Area. The proposal, thereby, satisfies the provisions of Sections 16(2) and 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, the aims of Section 20 of the NPPF and the aims of Policy HE1 of the North Hertfordshire Local Plan 2011-2031.

6.0 **Recommendation**

- 6.1 I recommend that listed building consent be **GRANTED**.

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  Shaun Greaves Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 9 September 2026	