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68 Queen Street Hitchin

Heritage Impact Assessment

for the proposed construction of a single storey rear extension, conversion of existing roof space and relocation and replacement of timber shed

28th October 2025

RIBA 
Chartered Practice

Proposed construction of a single storey rear extension, conversion of the existing roof space and replacement and relocation of timber shed at 68 Queen Street Hitchin

No 68 Queen Street, Hitchin forms part of three linked, physically and historically Grade II listed buildings, Nos. 66-68 Inc. were formerly Listed by Historic England on 17th June 1974.

Built circa. 1860-70, the staggered terrace houses have unusual detailing, built over two storeys with facing yellow brick and Welsh slated roof, the trio also encompass angled porches, each with one fluted Doric column corner porch support.



Existing view from Queen Street

Access to the rear gardens has been created via doored alleyways that extend to the underside of oversailing first floor structures, these access ways are effectively hidden from the street scene. Gardens to the rear of the three buildings are long and extensive, sloping eventually down to a row of houses often comprising three storeys, these properties were built around the year 2000. The very existence of these 25-year-old buildings conceals the view of the rear elevations of Nos. 66-68 to the public.



Aerial view with No 68 highlighted, illustrating extensive gardens. Google Maps data 21.10.25. Although the three houses have suffered some neglect in the past, they all retain evidently original external features, with some original internal characteristics being replaced for more modern fixtures. No 68. Does however have many of the original internal features retained.

PROPOSAL

This planning application is seeking approval for three elements which include the construction of a new single storey extension that would be positioned directly from the existing living space to the rear of the existing dwelling. With minimal structural impact on the existing fabric, our proposal is to retain the existing external walls with only one small area of facing brick being proposed as removed, this being a modest area directly to the underside of the side facing window that currently serves the kitchen.

The proposed set-back position of the extension side wall will ensure that the listed boundary wall will remain unaffected by our proposal.

Secondly our application is for an approval to make use of the existing roof space to provide for an additional bedroom and en-suite shower room. With mainly internal modifications required, this part of our proposal has no impact on the existing front elevation and minimal to the rear. There are currently two rooflights in place along the rear elevation, with this proposal having five, all of which would be flush fitting, Conservation style rooflights that would provide sympathetic additions externally and natural lighting inside would ensure comfortable living spaces at third floor level.

There is an existing timber shed building situated in the garden, this proposal includes for the replacement of this shed with a new timber structure on a masonry base. Being single storey and set away from the listed boundary wall, negative impact is certainly outweighed by the positive contributions of the structure, in terms of its fabric alone.

CONCLUSION

In summary, minimal impact on the existing structure is proposed, as all modifications are to the rear aspect. Protection of assets such as the brick facing boundary wall, retention of the external building fabric and maintenance of the internal structure, together with the applicants` plan to restore and maintain original internal and external characteristics of the building, combine to ensure that our proposal would create an overall betterment to the beautiful No 68 Queen Street.