

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/00132/LBC	Removal of existing ATM and fascia signage	2 Bancroft Hitchin Hertfordshire SG5 1JQ

Submitted Plan Nos

Location/Existing/Proposed plans

1.0 Policies

HE1 Designated heritage assets

SECN16 Conserve + enhance historic environment

2.0 **Site History**

2.1 Although not the most recent planning history the following is most relevant:

90/01082/1LB

New Shopfront and formation of opening to existing bank

3.0 **Policies**

3.1 Section 16: Conserving and enhancing the historic environment of the National Planning Policy Framework (July 2021). Relevant paragraph numbers at Section 16 are as follows: 197, 199, 200 and 202.

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 2 Bancroft Hitchin is a listed building (Grade II) and located in the Hitchin Conservation Area.

1. BANCROFT 5255 (WEST SIDE) TL1829 SW 1/51 13.4.51. Nos 2 to 5 (consec). II

2. C19 and modern drastic alteration of C15 building. Modern ground floor shops, plaster faced first floor, tiled roof with C19 horsman figurine at east end of ridge copted from original, 4 casements. RCHM p 123; VCH pp 3-4.

Listing NGR: TL1842629228

5.2 **Proposal**

5.2.1 The application is described as:

Removal of existing ATM and fascia signage.

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 and upon the Hitchin Conservation Area.
- 5.3.2 Roof alterations that include material changes and the addition of dormers or rooflights can potentially affect the character and significance of listed buildings and conservation areas. They strongly contribute to a building's interest and appearance. Any changes can noticeably alter how the building and area looks.

**Guidance on Alterations to Listed Buildings
IHBC Toolbox Guidance Note GN2021/1 - January 2021**

- 5.3.3 At 5.1.1 it states:

A building derives much of its character and appearance from its roof. Roofs often contain the oldest and least altered parts of a building. Alterations should respect what survives in its original form and any later positive evolutionary changes of definite quality should also be retained and not altered.

5.1.2 The removal of unsympathetic past alterations such as an ill-proportioned mansard or additional floor should be encouraged but this should always be based upon firm evidence of the original state of the roofs and any associated features such as parapets, dormers and chimneys, etc. Photographic records and plans in national or local archives may provide the necessary evidence in support.

Impact on the listed building

- 5.3.4 The removal of the ATM and fascia signage is not considered to cause harm to the significance of this heritage assets as they a later and non-historic fabric.
- 5.3.5 The proposal seeks to return the part of the shopfront housing the present ATM to a glazed window restoring its original historic appearance and is supported.

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 on this 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 16 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.

2. Details and/or samples of materials to be used for the works, hereby granted consent, shall be submitted to and agreed, in writing, by the Local Planning Authority before any works are commenced.

Reason: To safeguard the character and appearance of the listed building to which this consent relates and to comply with Policies SP13 and HE1 of the North Hertfordshire Local Plan 2011 to 2031.

Signed  Anne McDonald	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 31 March 2025	

