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| <b>DELEGATED FILE NOTE</b> |
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**CASE OFFICER:** ...Vicki Wood.....

| <b>APPLICATION<br/>REFERENCE</b> | <b>BRIEF DESCRIPTION OF<br/>DEVELOPMENT</b>                                            | <b>APPLICATION SITE</b>                                           |
|----------------------------------|----------------------------------------------------------------------------------------|-------------------------------------------------------------------|
| 25/00694/LBC                     | Replace existing entrance door and<br>erection of sign to existing hanging<br>bracket. | 50 High Street<br><br>Baldock<br><br>Hertfordshire<br><br>SG7 6BJ |

**Submitted Plan Nos**

DFD-44-300 DFD-44-301

**1.0     Policies**

1.1. **National Planning Policy Framework (2024)**

Section 16 – Conserving and enhancing the historic environment

1.2. **North Hertfordshire Local Plan (2011-2031)**

Strategic Policy

Policy SP13 Historic Environment

Development Management Policy

Policy HE1 Designated Heritage Assets

2.0 **Relevant Site History**

2.1. Concurrent full planning application – 25/00695/FP

3.0 **Representations**

3.1. **Press and Site Notice** – None received.

3.2. **Parish Council / Statutory Consultees:**

**Baldock, Bygrave and Clothall** – None received.

**NHC Conservation Officer** – No objection.

**HCC Highways** – None received.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 No.50 High Street is a grade II listed building situated on the west side of the High Street and is within the Baldock Conservation Area.

4.1.2 The building is described in the Historic England list entry as:

Early C19 front of colour washed pebble dash, Tiled roof. 2 storeys; tall, large central red. brick chimney stack with bands at base and top. 6 flush windows with glazing bars, 1 sash, 2 casements. C19 and modern shop windows.

The Council Buildings, Nos 6, 6A, 8, 10, 10A, 12, 14, 14A, 14B, 14C, 16, 20, 24, 24A, 26, 32 to 42 (even), Gateway and Wall in front of Wynne's Almshouses. Nos 46, 46A and 48 to 52 (even) form a group.

## 4.2 **Proposal**

- 4.2.1 The application seeks listed building consent to replace an existing entrance door and the erection of sign to an existing hanging bracket.

## 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 Baldock Conservation Area.**

- 4.3.2 Based on the fact that the alterations are relatively minor and that they are respectful of the listed building, no heritage objection has been received. I am therefore satisfied that the proposal complies with Policy HE1 of the Local Plan and Section 16 of the NPPF.

## 4.4 **Design and Appearance**

- 4.4.1 The scale and design of the proposed works are considered acceptable and would not result in any significant harm to the character and appearance of the property or to that of the Baldock Conservation Area.

## 4.5 **Conclusion**

- 4.5.1 It is considered that the proposal would not occasion harm to this grade II listed building or to the character or appearance of the Baldock Conservation Area. I, therefore, raise **NO OBJECTION** on the basis that the proposal would satisfy the provisions of Sections 16(2) & 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and as supported by 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.

2. The development hereby permitted shall be carried out wholly in accordance with the details specified in the application and supporting approved documents and plans listed above.

Reason: To ensure the development is carried out in accordance with details which form the basis of this grant of permission.

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| <div>Signed</div> <div></div> <div>Anne McDonald</div> | <div>Development Management</div> <div>North Hertfordshire District Council</div> <div>Council Offices</div> <div>Gernon Road</div> <div>Letchworth</div> <div>Herts</div> <div>SG6 3JF</div> |
| <div>Determining Officer</div> <div>Date: 4 August 2025</div>                                                                             |                                                                                                                                                                                               |